

**THE BOOK OF
150
LOW COST HOMES**

BY

GEORGE R. HANN

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HISTORIC HOUSES TRUST,
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HISTORIC HOUSES TRUST,

STREET,

THE BOOK OF 150 LOW COST HOMES

BY

GEORGE R. HANN

FOR THE INDIVIDUALISTIC HOME OWNER, WITH ENOUGH
OF VARIETY TO MEET THE TASTES OF ALL WHO DISLIKE
BEING STEREOTYPED.

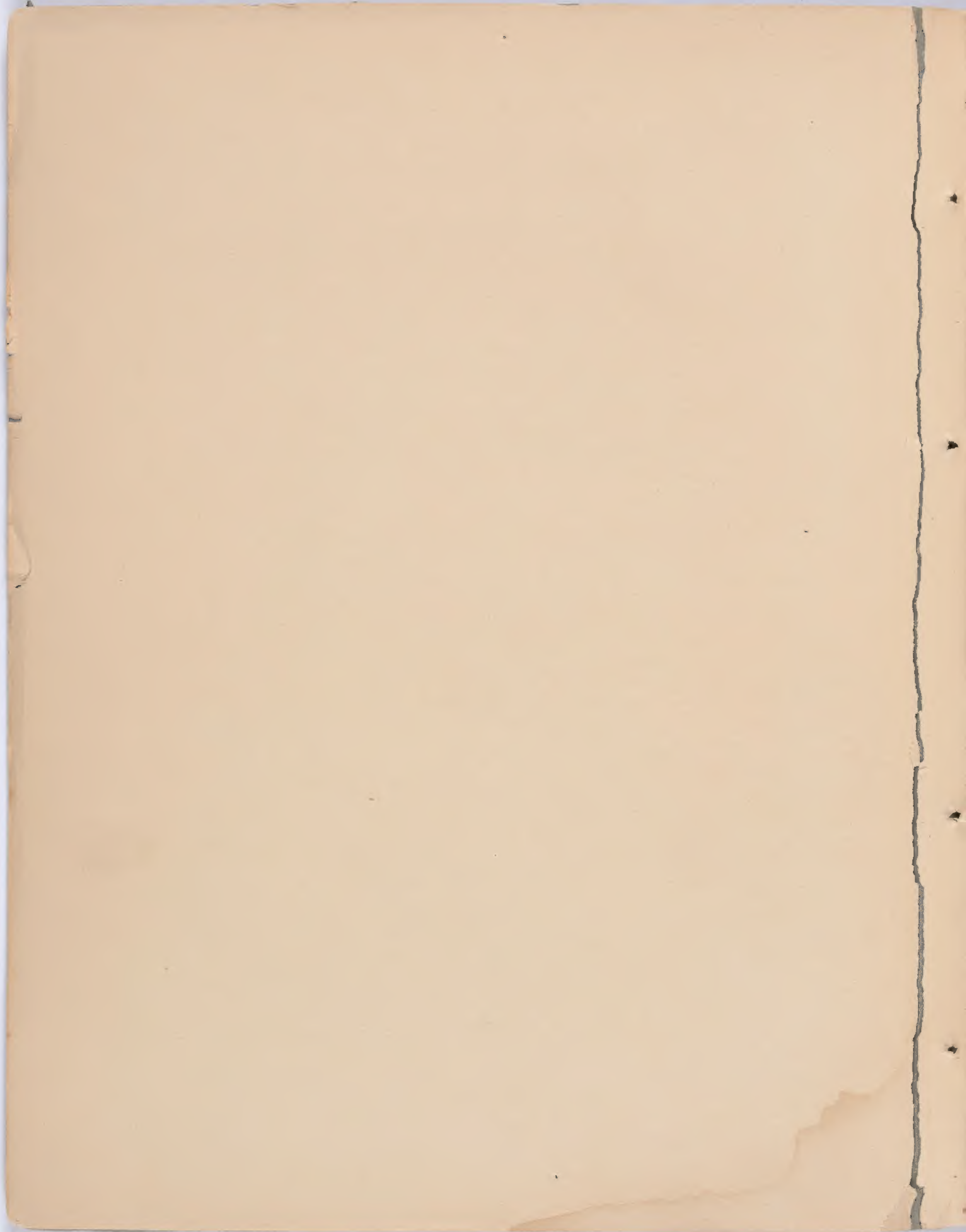
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[1944]



THE WELL-TAILORED HOUSE

ARE ARCHITECTS NECESSARY?

By FLORENCE M. TAYLOR, O.B.E.
Managing Director of Building Publishing Co. Pty. Ltd.

This book is published to stimulate home building, to open the door of thought to those desiring a roof over their heads that they can claim as their very own. There is nothing more conducive to serenity, which should be the first quality that home life affords, than feeling that one cannot be "ousted" from one's abode.

The drawings were made by a young man, a student of architecture, George R. Hann, whilst at the front. He did very well when it is considered that he had little to inspire him. The jungle and the sordid life that soldiers live are not conducive to castle-building, nor are they inspirational. Yet this young man has turned disadvantages into advantages with the spare minutes at his disposal, in order to fit himself for his future that is full of promise. He is seeing to that. He asked for such books as "Nangles Australian Building Practice" from which to study and in addition is taking up a correspondence course or two.

We do not maintain that all the designs are good, but the majority are workable and pleasing, and their plans should be found "easy to live with" by many housewives, who in the past have received little consideration for their comfort at the time their homes were being planned. Georgian influence has been permitted freely in an endeavour to preserve a style that is most pleasing and appropriate.

We criticise these drawings freely in the hope that such criticism will make people acquisitive, so that by the time they have studied the aspect, the style, the artistic presentation, the relationship that each room bears to each other room, the appointments and the circulation—that is, the space used for getting from one room to another, such as stairs, passages, halls, etc., and by the time they appraise the value of the advantages or are able to discount the disadvantages, the pitfalls, or any crudeness they will be able to map out something that will be accommodating for their requirements with particular regard to their own financial compass. They will then be in a position to place their views before their architect and instruct him to prepare proper drawings and carry out the work.

We cannot too strongly emphasise how necessary it is for home seekers to realise into how many pitfalls they can fall, and how imperative it is to engage someone

specialising in home design. The trouble is that many young people would not know to whom to go. They know that some architects specialise in hotels, others in public buildings, in factories, others in theatres, churches, and so on. We can inform them that, generally speaking, most of the architects are non-specialising and will undertake domestic work and will endeavour to interpret their clients' desires in order to give them the satisfaction they are seeking. The profession of architecture has been protected by registration which prevents any charlatan from practicing.

We are, strangely enough, living at a time when architecture is at the cross roads, where practically every building is considered, even by architects themselves, as being from mediocre to bad. Such being the case it is very difficult for any one to venture into unknown realms of building, unless, of course, they are builders and they know quite a bit. One architect writing in the Science Journal, says:—"Australian Architecture has not got the world reputation that Australian science has. Until architecture can make a contribution equal to that of science it cannot be called good." The whole thing boils down to this—that bad and all as architects are painted by each other (it has ever been the penchant of the British to criticise ourselves) we, as laymen, have to go to them as we have to go to doctors or lawyers to save ourselves from the pitfalls of being our own architect, our own doctor or our own lawyer. We wouldn't dream of walking down the street in a suit of clothes of our own making. We grumble about the tailor who spoilt the materials and didn't give the perfect fit, but think what we would look like if we made our own!

The cost of a home is from a hundred to a thousand times more than the cost of a suit of clothes and therefore we maintain that engaging an architect to tailor-make the house is far more satisfactory and cheaper to the client in the long run, seeing that any house would outlast fifty to a hundred suits of clothes, even if tailor-made.

Everybody gets blamed for bad architecture, the architect, the builder, the owner and the occupier. Bad architecture whether in the city edifice or the suburban home annoys and sometimes infuriates the onlooker, whilst good architecture produces a measure of satisfaction and even elation.

To act as a guidance to people engaging Architects, who may not know the conditions under which they may be employed and the payment they should receive, these notes are printed.

THE ROYAL AUSTRALIAN INSTITUTE OF ARCHITECTS

SCALE OF MINIMUM PROFESSIONAL CHARGES.

1. CONDITIONS OF ENGAGEMENT AND PRINCIPLES TO BE OBSERVED IN INTERPRETING THE SCALE.

(a) Members of the Royal Australian Institute of Architects are governed by the Articles of Association, By-laws and Code of Professional Practice of the Royal Australian Institute of Architects.

(b) The Architect shall give such periodical supervision and inspection as may be necessary to ensure that the works are being executed in general accordance with the contract; constant supervision does not form part of the duties undertaken by him.

(c) In cases where constant superintendence is required a Clerk of Works shall be employed for this purpose. He shall be nominated or approved by the Architect, and appointed and paid by the Client. He shall be under the Architect's direction and control.

(d) The Architect shall not make any material deviation, alteration, addition to or omission from the approved design without the knowledge and consent of the Client.

(e) The Architect has authority to give orders on behalf of the Client if such are necessitated by constructional emergencies, provided that the Contract Sum shall not thereby be materially increased and the Client shall be notified thereof.

(f) The Architect shall, if requested to do so, at the completion of the work, supply free of charge to the Client, drawings sufficient to show the main lines of drainage and other essential services. Copyright in all drawings and in the work executed from them will remain the property of the Architect.

(g) (Not applicable to Australian conditions.)

(h) The employment of Consultants shall be at the Architect's discretion in agreement with the Client and the payment of their fees shall be a matter of arrangement between Architect and Client.

(i) An engagement entered into between the Architect and the Client may be terminated at any time by either party upon reasonable notice being given.

2. FEES.

(a) **New Works.**—For taking the Client's instructions, preparing sketch design, making approximate estimate of cost by cubic measurement, or otherwise, preparing drawings and specifications for the purpose of obtaining tenders, advising on tenders and preparation of contract, selecting and instructing Consultants (if any), furnishing to the Builder two copies of the contract drawings and specification and such further details as are necessary for the proper carrying out of the works, general supervision as above defined, issuing certificates for payment, and passing and certifying accounts, the charge in respect of new works exclusive of the services enumerated in Clause 2 (b) is to be a percentage on the total cost of all executed works or orders as follows:

(i) If the contract and/or order exceeds £2,000 the percentage is 6 per cent.

(ii) If the contract and/or order does not exceed £2,000 the percentage is 10 per cent. in the case of works costing £100 graduated to 6 per cent. in the case of works costing £2,000 as the special character of such works may render appropriate.

(iii) These percentages apply to the great bulk of an Architect's work, but the charge may be reduced to 5 per cent. in the case of extensive works of a simple character which involve continuous repetition of units.

(b) **Alterations and Additions.**—In the case of alterations of and additions to existing buildings a higher percentage may be charged, not exceeding twice the minimum amount due under Clause 2 (a) for new works of the same cost.

(c) **Fittings, Decorations, Etc.**—In works in which designs for fittings, furniture, appointments, decorations, garden work or complex detail or construction are main features, special fees will be charged adequate to the circumstances.

(d) **Omitted Works.**—In addition to a percentage on the total cost of executed works, the Architect is entitled to charge in respect of all works included in the tender and/or order, but subsequently omitted not being merely provisional or contingent sums, two-thirds of the charge due upon them had they been executed.

(e) **Partial Service.**—If the project or part of it be abandoned or deferred, or if the services of the Architect are dispensed with, the charges in respect of the abandoned or deferred project or services for which the Architect was employed are as follows:

(i) For taking Client's instructions and preparing preliminary sketch plans to illustrate possibilities of a site or cost of a scheme the charge is on quantum meruit.

(ii) For taking Client's instructions, preparing sketch design sufficient to indicate the Architect's interpretation of the Client's instructions (but not in detail adequate to enable quantities to be prepared) and making approximate estimate of cost, the charge is on quantum meruit and should not exceed one-sixth of the percentage stated in Clauses 2 (a) or 2 (b) (as the case may be) on the estimated cost of such works.

(iii) For taking Client's instructions, preparing sketch design, making approximate estimate of cost by cubic measurement, or otherwise, and preparing drawings and particulars sufficient to enable quantities to be prepared by an independent Quantity Surveyor or a tender obtained, the charge is not less than one-half of the percentage stated in Clauses 2 (a) or 2 (b) (as the case may be) on the estimated cost of such works.*

(iv) For the purpose of this clause a project shall be deemed to have been abandoned or deferred if either (a) the Client notifies the Architect to that effect, or (b) no contract has been entered into or order given for the works within six months of the completion by the Architect of the work described in the last preceding sub-clause.

*Note.—The R.I.B.A. Scale provides for two-thirds of the percentage.

(f) **Mode and Time of Payment.**—The Architect is entitled to payment in stages as follows:

- (i) For the services described in Clause 2 (e) (i) forthwith upon completion of such work.
- (ii) For the services described in Clause 2 (e) (ii) forthwith upon the completion of such work.
- (iii) For the services described in Clause 2 (e) (iii) forthwith upon signing of a contract, or the giving of an order, or the abandonment or deferring of the work, less any payments already received by him pursuant to the last two preceding sub-clauses.
- (iv) For the remainder (if any) of the services payment shall be made by instalments from time to time as the work of supervision proceeds.

(g) **Work Executed with Old Materials, Etc.**—When work is executed wholly or in part with old materials, or where material, labour or carriage is provided by the Client, the percentage shall be calculated as if the works had been executed throughout by a Builder, and with new material.

(h) **Services not Included in Percentage.**—Additional charges are to be made in accordance with the amount of work involved for:

- (i) Advising as to the selection and suitability of sites. Negotiating as to sites or buildings. Surveying sites or buildings and taking levels, and making surveys, measurements, and plans of existing buildings.
- (ii) The preparation of further sketch designs necessitated by a material alteration in, or addition to the Client's instructions, or altering the working drawings and specification in consequence thereof prior to the commencement of the works. Altering drawings, or preparing new drawings, and other services occasioned by variations or additions required by the Client after the commencement of the works. Making additional drawings for the use of the Client, Clerk of Works, Builders, or Sub-Contractors, drawings for and negotiating with ground landlords, adjoining owners, public authorities, licensing authorities or others. Services in respect of:
- (iii) Party Walls, Rights of Light and other easements, reservations or restrictions.
- (iv) Litigation, arbitration, or valuation.
- (v) Delay in building operations by causes beyond the control of the Architect, such as force majeure, bankruptcy, obstruction by parties.
- (vi) Work carried out by day labour or on a commission basis involving the checking of accounts.

3. SURVEYS.

For making inspection, preparing report or giving advice on the structural or sanitary condition of premises, the charge is by time in accordance with Clause 7, the minimum fee being 3 guineas in addition to the cost of assistance.

4. LITIGATION AND ARBITRATION.

For qualifying to give evidence, settling proofs, conferences with Solicitors and Counsel, attendance in Court or before Arbitrations or other tribunals, and for services in connection with litigation, the charge is based upon the time occupied, but is in no case to be less than 5 guineas per day.

Architects acting as Arbitrators are recommended to base their charges upon the total time occupied in dealing with a case at the rate of £2 2s. an hour, exclusive of out-of-pocket expenses and other disbursements.

5. DILAPIDATIONS.

For estimating dilapidations and furnishing or checking a schedule of the same, the charge is 5 guineas per cent. on the sum agreed, the minimum fee being £5 5s. For negotiating settlement of claim and for other services, the charge is by time in accordance with Clause 7.

6. TRAVELLING TIME.

An additional charge may be made if the work should be at such a distance as to lead to an exceptional expenditure of time in travelling.

7. TIME CHARGES.

In cases in which charges are based upon time occupied, the minimum fee is five guineas per day exclusive of charges for Assistants' time.

8. EXPENSES.

The Scale is, in all cases, exclusive of the cost of appliances, copies of documents, lithography, travelling and hotel expenses and all other reasonable disbursements, which are to be charged in addition.

9. FOR APPROVING PLANS SUBMITTED BY LESSEES AND INSPECTING BUILDINGS DURING PROGRESS.

One guinea per cent. up to £20,000 on the estimated cost of each building. Half a guinea per cent. on the residue. (Minimum fee, 3 guineas.)



POST-WAR KITCHENS.

If this forecasts the post-war interior, one can note that their chief characteristics will be an absence of ledges and mouldings to catch dust, increased built-in items with flush surfaces, with increased use also of stainless metal. The kitchens have built-in electric cooking and baking ovens, which include plate-warming compartments. This is in stainless steel. The wall fittings are in white, but the ceiling and other walls are pale blue, with a deep shade of the same colour, in asphalt tile on the floors. If the housewife thinks she is going to escape work, from having no surfaces for dust to lodge on, she is mistaken, for so many shining surfaces will show every smear and grease spot, which will require some care on her part to preserve the immaculate appearance—but it will certainly pay, and housewives will develop kitchen pride as it has never been known since the days when women polished and displayed saucepan lids and put them all in a row for the admiration of all.

AESTHETIC CONSIDERATIONS

GRACE AND BEAUTY AS A BACKGROUND TO THE NEW ORDER.

COUPLED WITH THE SPIRIT OF THE DINING ROOM.

By FLORENCE M. TAYLOR.



EGYPTIAN



POMPEIAN.



MOORISH.



JAPANESE.



GRECIAN.



BYZANTINE.



INDIAN.



ITALIAN GOTHIC.

The war has given all the world a jolt. It has uprooted the even tenor of civilisation's course and shattered the homes of the people asunder. Artless prattlers, who themselves have never suffered any inconvenience or loss of a minute's sleep through screeching bombs, cities ablaze or the earth trembling beneath their feet, and know not the losses of those deprived suddenly of their homes, prate about using this catastrophe, not to restore to the people the high standards that were theirs, but to the levelling down of democracy.

"Things will be altered," they say, "for never again will a man be permitted to become affluent." They forget the numbers who depend upon the rich man for their livelihood—cooks, stewards, laundresses, chauffeurs, gardeners, valets in private life to say nothing of the thousands who are employed in his business. They go so far as to infer that the rich have acquired what they possess, not from personal exertion, business acumen, invention, and general knowledge more than others have attempted to acquire, but at the expense of the poor. They will see to it that no one shall have more than the all too numerous "won't-works"—the lazy people—the degenerates. They overlook the fact that every man can obtain everything in life he wants if he works hard and long enough for his objective, whether it be gold or gluttony—the least desirable of possessions, or culture—the most desirable.

Never once does it occur to the multitude that it should be the other way round; that they themselves should strive mightily to level themselves up to the higher standards, which has nothing to do with money, but has everything to do with things money cannot buy—deportment—good manners and the other graces of life, such as meticulous care in keeping clean and well-groomed, which in turn has nothing to do with expensive clothes but has much to do with the way they are made and worn; it has to do with perfection in the home which should be well ordered and beautified with objects of art and good craftsmanship in furniture and utilities. A beautiful painting or print is one of the higher arts that gives pleasure every day, every week, for a whole year and even hundreds of years, as some of the portraits have done. Well made furniture, drapings, tapestries and carpets that blend are important in small as well as in large homes. They can be appreciated for their art rather

than their size. A miniature picture, a small piece of furniture in a tiny home, if well designed and excellently produced, will bring as much joy and happiness as the larger pieces in the mansion.

We have heard people boast that Australia has the highest standard of living in the world. This is too often measured by the size of the pay envelope, the beer it will buy at the corner pub, or the nice big juicy steak that can be gormandised, invariably in the kitchen, in shirt sleeves and without a tie, and frequently without a tablecloth. Men in trams have ceased to be gallant to women; bodily cleanliness does not receive the attention it should, which becomes very offensive to people who still have a sense of smell; considerateness for others is rare; politeness in shops is almost a thing of the past; the literature absorbed by the average worker refers to horse racing and dogs; all of which compels the writer to say Australians have a very low standard of living.

There are exceptions to the above, which naturally prove the rule. There are many homes in which "the art of graceful living" is maintained, where people are not only clean in themselves, but their homes are spic and span as may be gauged by the delightfully clean curtained windows and well-kept gardens which delight the passer-by, and lifts the tone of the locality. Such things show that the aesthetic soul of man still breathes and that he loves his people, his home and his native soil; as Scott said:

"Breathes there a man with soul so dead
Who never to himself hath said,
This is my own, my native land!"

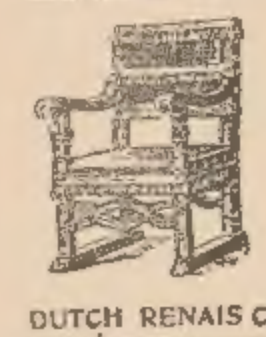
The yield from the land, the delights it affords, even the air we breathe and the sunshine we enjoy, is our vast heritage for which we must never cease to be grateful. The opportunity to beautify it, particularly around our homes with garden and garden ornament is afforded to us if we will but take it.

The cultural side of life is taboo at the present time (August, 1944) with labour on deck, but it need not last for ever. All things change, and the swing of the pendulum will again restore aesthetics in the home and the city.

Dining and wining with decorum should be indulged, which has nothing to do with the quantity of food or its rarity, but it has everything to do with the way it is served, with good, clean napery, crockery and



RENAISSANCE
ITALIAN 16th Century



DUTCH RENAISSANCE



HENRI II.



JACOBEOAN.



ITAL. REN. 17th Century



GERMAN RENAISSANCE



LOUIS XIII.



WILLIAM & MARY



GEORGIAN.



HEPPLEWHITE.



R. & J. ADAM.



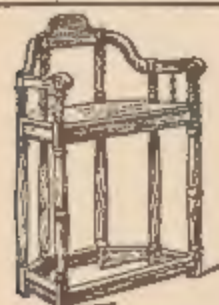
L'ART NOUVEAU



RENAISSANCE
ITALIAN 15th Century



SPANISH RENAISSANCE



FRANCOIS



ELIZABETHAN



ROMAN



GOTHIC



CHINESE



TUDOR

cutlery in evidence. English table manners, which are the highest in the world, demand these considerations. People should approach the dining table with grace and regard, worthy of the refining influence it has upon all mankind, when cordiality is sponsored, hospitality dispensed and conversations maintained which are destined to elevate the mind and sharpen the wits. It is the communal side of dining that makes it so valuable to family life. To be conversational, learned or witty, is not the prerogative of the rich. As a matter of fact the penchant for opulence and refinements rarely occupies the same skull. Paying fabulous prices for goods does not always ensure the nicest selection; but can, if care be not exercised, result in the very reverse, as we so often find when "the newly-rich" purchase goods without first acquiring a cultural or discriminating sense of the fitness of things.

The hours specially set aside for dining, as distinct from masticating a hastily prepared morsel in a kitchen alcove, should be numbered amongst one of the greatest desiderata that constitutes refined living.

Paths there are that lead to fame,
Those paths are trod alone;
But lovelier far those roadways are
Where friendships light has shone.
The little lanes that memory keeps
Are pleasant ways of cheer,
Where tales are told and joys unfold
Throughout the friendly year.

It is appropriate that these matters should be mentioned in this book that makes a bid for the retention of the things that our forebears held so dear—the privacy of the home and its sanctity—the right to select or build a home to one's own tastes and requirements whether little or big (if he has the money to spend on it) or in good taste or bad taste (if he knows no better as long as he conforms to safety requirements under his local by-laws).

It is common knowledge that English integrity is the highest in the world; that English magnanimity is a splendid and outstanding trait, as may be instanced in the fact that no foreigner has ever been turned away from England and all can find sanctuary under the British cloak of kindness and justice.

How important, then, is the English home where the character of the Britisher has been moulded, so that his high ideals can be maintained. To-day these rank higher than at any time in history. They remain the most outstanding marvel of the world—wherein standing quite alone British Justice was extended beyond British soil to protect the weaker Continental Nations, in the upheaval mentioned before in this article. And just here we must recognise and acknowledge with gratitude the nobleness of spirit and greatness of our American Ally now fighting by Britain's side and with the other allies though none of them came into the war from the same nobleness of spirit that prompted Britain to enter it.

We belong to the British Empire. Let us emulate that courage, uprightness and courtesy that belong to us by right. Let us not sink to lesser levels than those left to us by our forefathers, which we should seek to know, appreciate and value. This book cannot deal with English ship building which is the cheapest and best in the world; her

scientific developments are on the ever-upward trend; her efforts have been stupendous. It can merely deal with our heritage in the home and guide the way and offer suggestions to those who prefer to remain individuals. The English furniture makers have been and are still the best furniture makers in the world (and Australia is a chip out of the old block in this regard). Every period of furniture is used in its proper built-up setting, not as makeshifts in any kind of room. (Some samples of Period chairs, made in Britain, are shown herewith.)

We must "hasten slowly" in making changes, so that we may still maintain our character that has been born and bred in us and from which we should not turn aside. If we have not the home life, good surroundings and protected home influences, the character must suffer.

Up to the present time, the suggested changes, which come to us, as a form of Government largesse are that all homes shall be simplified to a point of mediocrity, that work will be found for all by the magic wand of Government control (which always acts in reverse to the half-baked announcements of politicians who do not know what they are talking about. Only private enterprise can provide employment and the Government knows this, for it taxes private enterprise to provide the wherewithal to pay and employ their public servants). Other changes promised are higher standards of living by Government benevolence at the expense of taxed private enterprise, with higher wages, free professional services, free education, shorter hours of work and greater facilities for entertainment. There is never any mention of any improvement in what we might call national grace and refinement—that little something so apparent in certain people which gives them charm and distinction, and affords them some indefinite sense of quality and character without being conspicuous; of exercising discrimination, as distinct from being arbitrary or pernickety; and that sure touch which seems the natural birthright of those with intellectual discernment.

It is a quality often noticeable in visitors from overseas, but, too often, it is deliberately eschewed by Australians as being "affected" or, as they would put it "sissyfied," for it takes in, amongst other things, care in the choice of language and accent, ordinary good manners, courtesy and always the outward and visible signs of good taste. But, apart from affecting our personalities, or expressing them, it is a quality which may be reflected in our surroundings and in none more than our homes and their appointments, in our domestic arrangements and mode of living.

And, like the English gentleman himself, his home is invariably an expression of sane and graceful qualities; his domestic architecture shows restraint and is the best of its kind. The English house party is the most stately, dignified and graceful form of entertainment to be enjoyed by people of taste.

But the tout ensemble of qualities which goes to the enjoyment of culture has nothing to do with mansions and wealth, it is a state of mind, and it is only acquired by a study of worth-while things.



QUEEN ANNE



CHIPPENDALE



LOUIS XVI



EMPIRE



LOUIS XIV



LOUIS XV



SHERATON



BRITISH NEW ART

THE WORK OF AN ARCHITECT

HIS RELATIONSHIP TO CLIENT AND BUILDER.

An Architect, just like a doctor or a lawyer, has nothing tangible to sell. His knowledge is derived from many years of study and experience in the designing of buildings and the supervision of their construction.

Building is a complex process involving a number of different trades and interests, the co-ordination of which is the business of the architect, who is an expert, unlike the average owner, who, not possessing the expert knowledge is at a disadvantage, since he is not in a position to tell the builder in sufficiently definite terms exactly what service is required of him.

When he employs an architect, firstly the building owner is aided by one who is trained to solve economic structural and aesthetic problems which every building enterprise presents. Secondly, he is enabled to state his requirements by means of drawings and specifications; thirdly, he is able to obtain tenders from a number of builders in competition, for the carrying out of the work. Fourthly, after the signing of the contract, he is represented by an expert whose duty it is to see that the builder carries out the work in a proper manner and that he gives the owner no less and, for that matter, no more than he contracted to do.

It will readily be agreed, then, that if the architect carries out these services faithfully his worth to the owner, in ensuring him full value for his expenditure, is considerably greater than is represented by the amount of his fee.

The owner should then, at an early stage, carefully select an architect in whom he can place his entire confidence, particularly in regard to the amount which he is prepared to spend.

His first duty is to assist his client in choosing a site, and in any other preliminaries (such as negotiations with adjoining owners). The next is to help him formulate his ideas in such a way that they can be placed down on paper, and can form the basis for a preliminary estimate of cost. Here the architect's training will enable him to arrive at a correct economic solution to the problem which will not result in unsightly appearances but will allow beauty to combine with utility and minimum cost.

This is generally referred to as "**Sketch Plans and Estimates**" covering the whole work involved in arriving at a satisfactory solution of the problem in hand, which may entail a whole series of sketch plans. The fee for such services chargeable may be one-sixth of the total fee. It should, however, be clearly understood that the limit of cost may be stipulated by the client, and, that the charge made is not bound to represent the full one-sixth fee, but may, by agreement, be commensurate with the actual value of the services rendered. It is, therefore, admissible for an architect, who is merely asked to give a preliminary idea, to agree to the making of a lesser charge for his services.

It should be understood that any estimate however carefully prepared, which is based upon sketch plans can only be approximate; it is only after the most detailed working drawings and specifications have been prepared that tenders as distinct from "a rough estimate" can be called, and these tenders vary by a considerable percentage according to the methods employed by the builder and the reliability he can place on his men to do an honest day's work.

The architect's knowledge will protect his client against the possibility of difficulties arising in respect of existing building laws and regulations.

Working Drawings and Specifications.

When the preliminary sketches and estimates have been duly approved by the client, the next stage is the preparation of working drawings and specifications, which are the documents upon which tenders are called and the contract signed. The Working Drawings are a careful setting out of the work to be done, from which builders are enabled to submit competitive prices. The specifications describe in detail the materials to be used, and the manner in which the work is to be carried out. In their preparation the architect's knowledge of materials is reinforced by careful and detailed research ensuring the selection of what is best for the job. To this both the architect and the client should give their closest attention to ensure that no essential requirement is omitted, for only by so doing can they avoid the necessity for extras or alterations being ordered after the contract is signed when they may cause embarrassment to all concerned, entailing delay and greater cost than if they had been included in the contract drawings and specification.

The fees payable up to this stage are not less than one-half of the total fee. This, of course, includes the services in connection with sketch plans.

Quantities.

Where a building is large or of a complicated nature, in order that there may be no misunderstanding on the part of the tenderers, it is frequently advisable to have quantities prepared. These permit of close tendering on a uniform basis, which is even more exact than that supplied by the drawings and specification supplied by the architect, and though a small percentage is included in the builder's tender to cover the quantity surveyor's fee, it is probable that the fee is saved by the exactness of the tendering.

Selection of Tenderers.

When inviting tenders the advice of the architect should be accepted, as in the course of his practice he obtains valuable information as to the ability, integrity, financial soundness, and organisation of builders whom he can confidently invite to tender and from whom the building owners will obtain sound work at reasonable cost.

Revision of Tender.

Should the amounts of the tenders not prove satisfactory to the client, it may be necessary to make certain adjustments, and this may be done between the architect and the owner in consultation, so that the price may be adjusted and the necessary alterations to plans and specifications made before the signing of the contract.

Supervision.

The remaining half of the architect's work consists of the supervision of the actual building operations, and entails the preparation of large-scale and full-size detail drawings. This stage is of considerable importance, since the mere existence of contract, plans and specifications is not sufficient to ensure that the work will be carried out in accordance with them.

Moreover, in almost every job contingencies occur which require expert handling if they are not to entail unnecessary additional costs, or disfigurement of some part of the design. While the work is in progress the client sometimes remembers some requirements of which he has omitted to tell the architect, or desires some variation of the contract, and it is then the duty of the architect to arrange that the additional cost or saving is settled on the fairest possible basis.

In any discussions before or during the progress of the work the best results will be obtained by the client opening his mind to the architect, and the former is warned against giving any orders for variations except through the architect, whose duty it is to, in all things, study the legitimate interest of his client.

Provisional Items.

There are certain allowances in the specification for various items of labour and/or material which it is desirable to keep under the direct control of the architect. Such allowances are called provisional items, and may be for special work such as tiling or joinery, or for such items as baths, basins, locks, etc. This leaves the architect free to make arrangements for special work or to choose items in collaboration with the client, and, where a lesser amount is spent than the sum allowed the contract sum is reduced by this amount, and vice versa.

Payments.

During the course of the work the architect issues certificates of amounts due to be paid to the builder, based on percentage of the value of the work done, thus constituting a safeguard against over-payment, and when the work is completed he makes a final check of all the builder's accounts before issuing the final certificate.

Other Services.

Apart from the actual building of new works there are many matters in connection with existing buildings where an architect can be of use to a building owner, whether in merely giving advice or in obtaining tenders for renovations or additions where ingenuity is required in arriving at the economic and aesthetic solution. Here the employment of an architect will safeguard the owner against altering his existing building in such a way as to detract from its appearance and value.

In such cases the architect is almost invariably able to save the client a great deal more in value than his fees.

Architecture the Mother of all Arts.

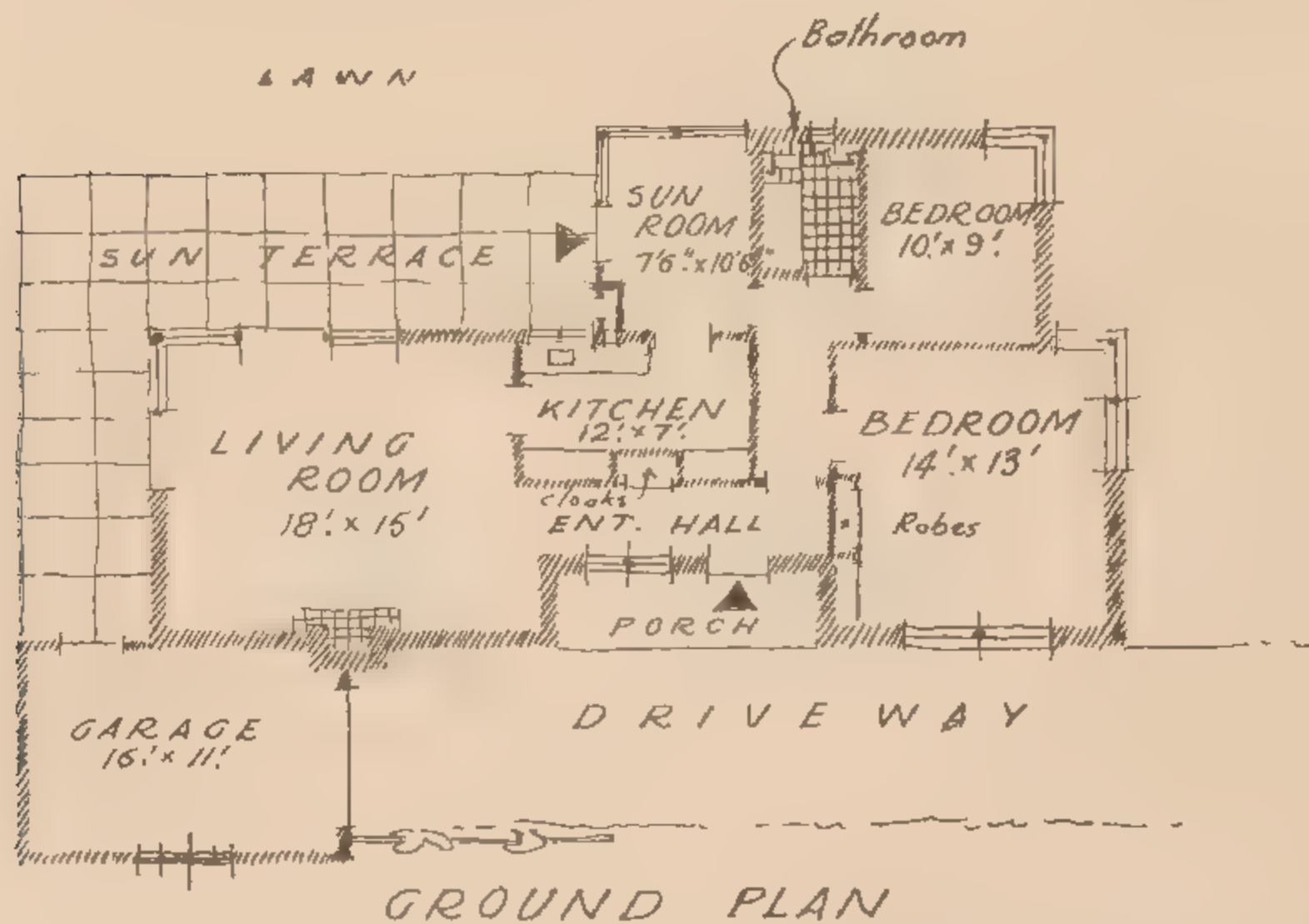
Architecture is the mother of all arts. Although a very great part of his work is intensely practical, the true architect is by temperament and training an artist as well as a business man; indeed, who can say that art can be separated from business considerations?—From a pamphlet issued by the R.A.I.A.



PERSPECTIVE SKETCH FROM "FRONT-SIDE"

FOR POST-WAR AUSTRALIA . . .

*A simple, compact design
based on economy. Brick
walls, tiled roof, tiled Bathroom*



THOUGHTFULLY PLANNED.

It is quite likely the two-bed-roomed house will be the most sought after of any in the years immediately following the war, and the one shown here is unlikely to be bettered by much in the way of planning, for it is simple, direct and should be convenient and economical to work. It will be noticed that the main entrance is only a few steps from the kitchen door, but this is managed without the risk of the smell of cooking greeting the visitor when the door is opened, nor will he get a direct view of the bathroom if the front door is hung on the right side. Probably the sun-room would be used for meals as it is so convenient to the kitchen. The living-room is well isolated from the sleeping quarters, which is a thoughtful quality in these days when one half of a family might prefer quiet to the radio in constant operation. The one doubtful feature is the driveway cutting across the main entrance, it might be convenient, but it might also be dangerous.

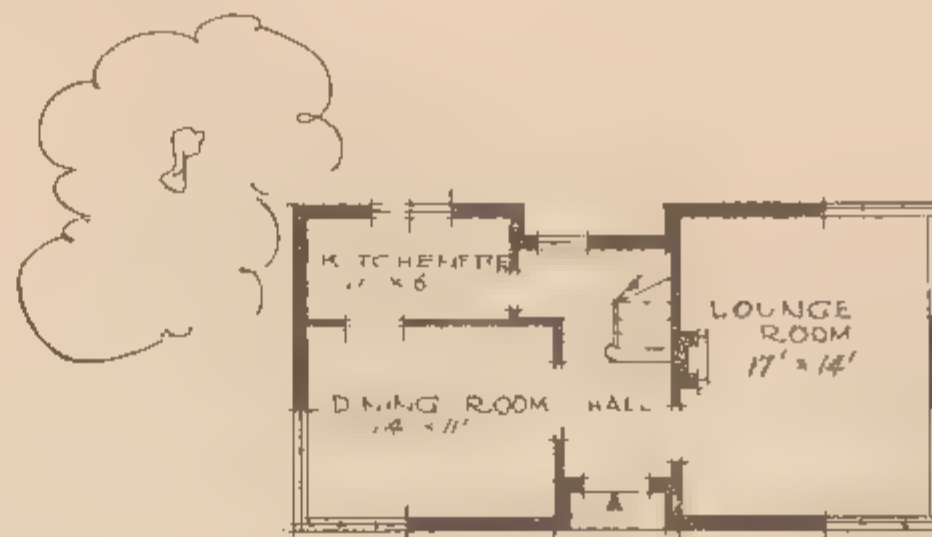


SKETCH FROM FRONT APPROACH

AN "ENGLISH" HOME FOR AN AUSTRALIAN WORKER



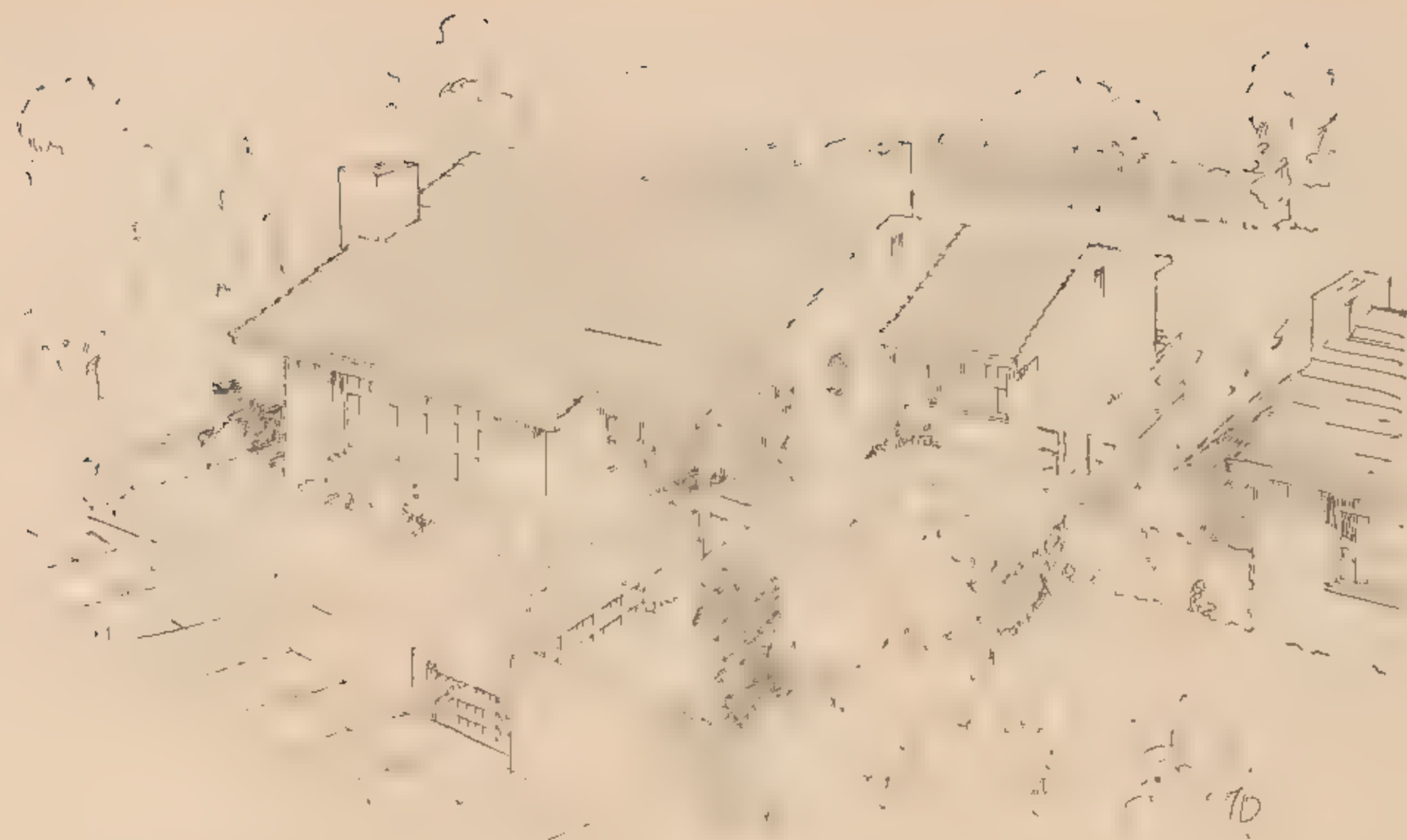
FIRST FLOOR PLAN



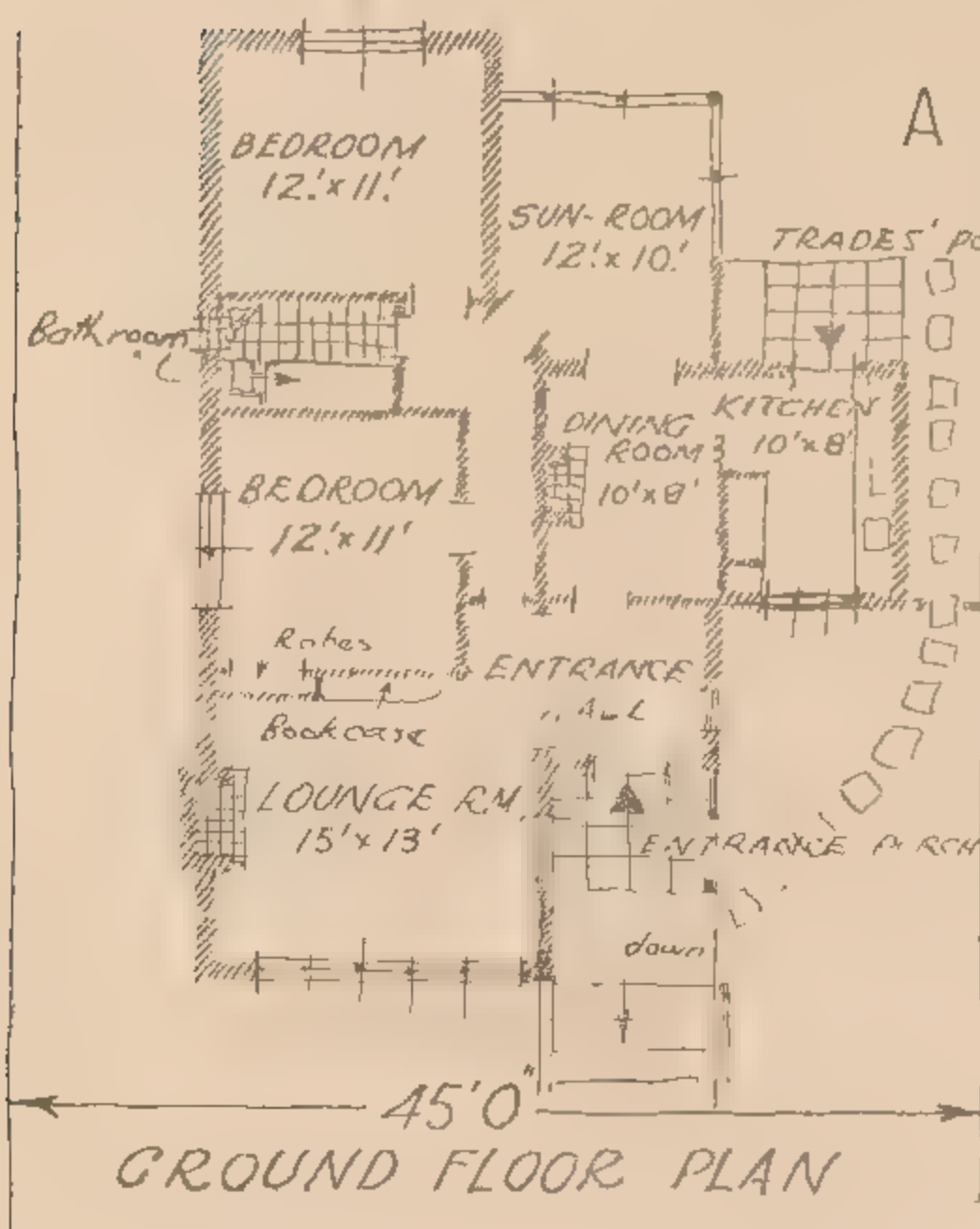
GROUND FLOOR PLAN

A TRUE-TO-TYPE ENGLISH HOME.

English cottages for generations have been a pattern for the rest of the world to emulate. It is, of course, questionable if the English cottage is altogether suitable for all countries and their individual climates, for the type naturally has been evolved to suit the much maligned climate of England itself. The high-pitched roof, for instance, was meant to throw off snow, and the attic rooms were a natural development to make use of the space therein. In Australian cities we do not have to provide for snow, and the rooms in the roof before modern days of insulating were very hot in the summer, but there is no denying the beauty of this type, and if it be adapted to our climate it would be difficult to discredit it for any reason. It is very appealing.



PERSPECTIVE SKETCH . . .



A SOLDIER'S DREAM OF HIS RETURN.

THIS IS THE TYPE OF
HOME, WORTHY OF
INCORPORATION IN
ANY HOUSING SCHEME.

DESIGNED FOR
A 45' BLOCK.
BRICK WALLS.
TILED ROOF.

AREA: 970 sq ft.



INDIVIDUALISTIC AND CHARMING.

The author has designed this home for a 45-foot frontage but, of course, it would suit a larger block, in fact, no building block in Australian cities should be less than 60 ft. The self-imposed restrictions on the designer in this case have had a decidedly cramping effect on the plan, for although the exterior of the cottage is "homey" and attractive, the interior would be on the pokey side and the rooms are too square in shape to be made attractive although the arrangement of the rooms in relation to each other leaves little to be desired. The fireplace in the dining room could be eliminated in actual construction, for the room is very small and there would be no comfort sitting by the fire in between three doors and a chimney-piece and it would be difficult to sit at a table with one's back hard up against the fire, if it were alight.

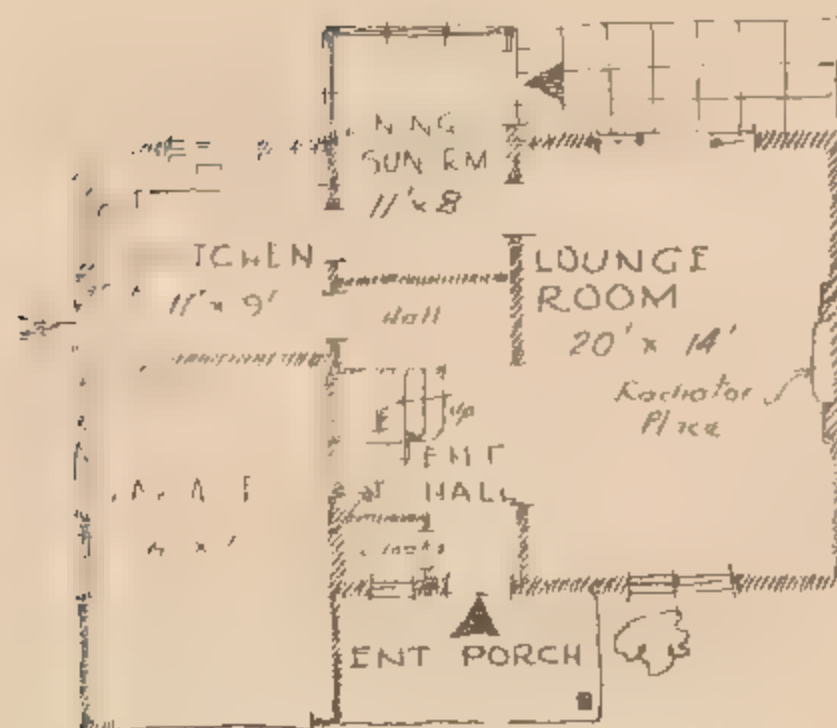


P E R S P E C T I V E

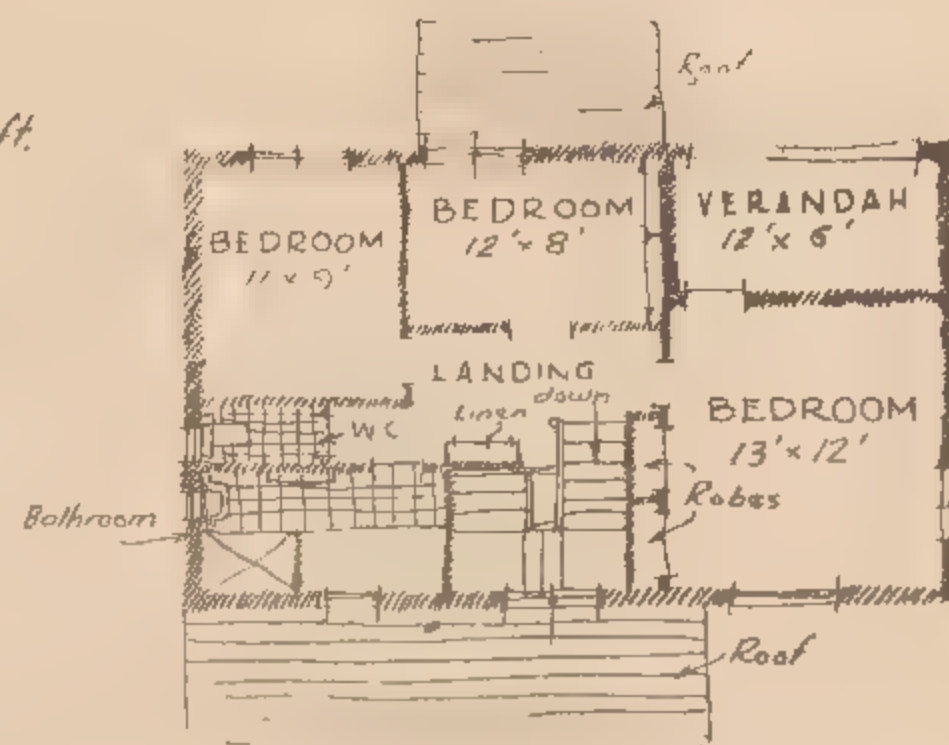
S K E T C H . . .

AN ATTRACTIVE TWO STOREY HOME . . .

FLOOR AREA OF
BOTH FLOOR TO
GETHER, WITH GARAGE: 1500 sq. ft.



GROUND FLOOR



FIRST FLOOR

THE DOMINANT FEATURE—THE LOUNGE.

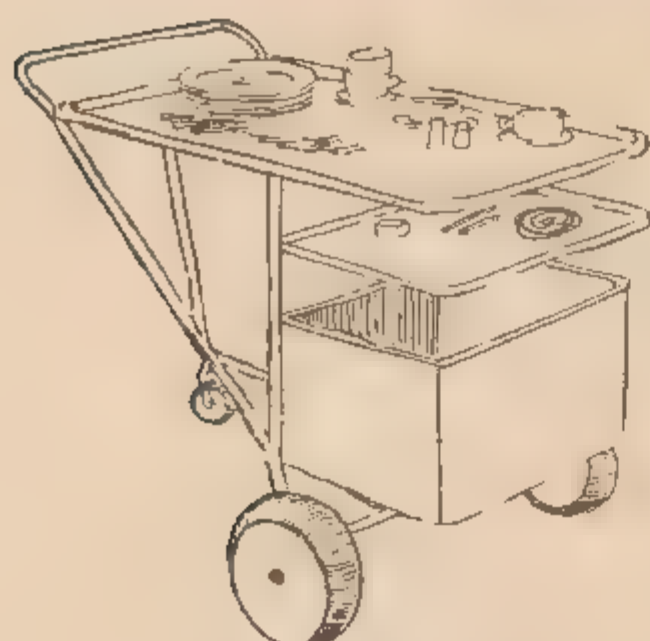
For anyone wanting a two-storey home for himself a wife and three or four children, it would be hard to fault the plan for comfort, easy working and interior effect, and as there is comparatively little waste space it should be fairly reasonable in cost to build. It would probably be most successful fronting the South-west, when all the bedrooms would get some morning sun, the dining sun room with the lounge, would get it nearly all day, and even the kitchen, in which the housewife necessarily has to spend a good deal of her time, would be a bright, cheerful room. It is an electric home in which heating, cooking, cleaning, etc., is managed by electric power. The lounge is large and should be specially attractive with its vistas of the staircase, the sun-room and the garden, and the bedrooms on the first floor are equally well arranged.

No. 4

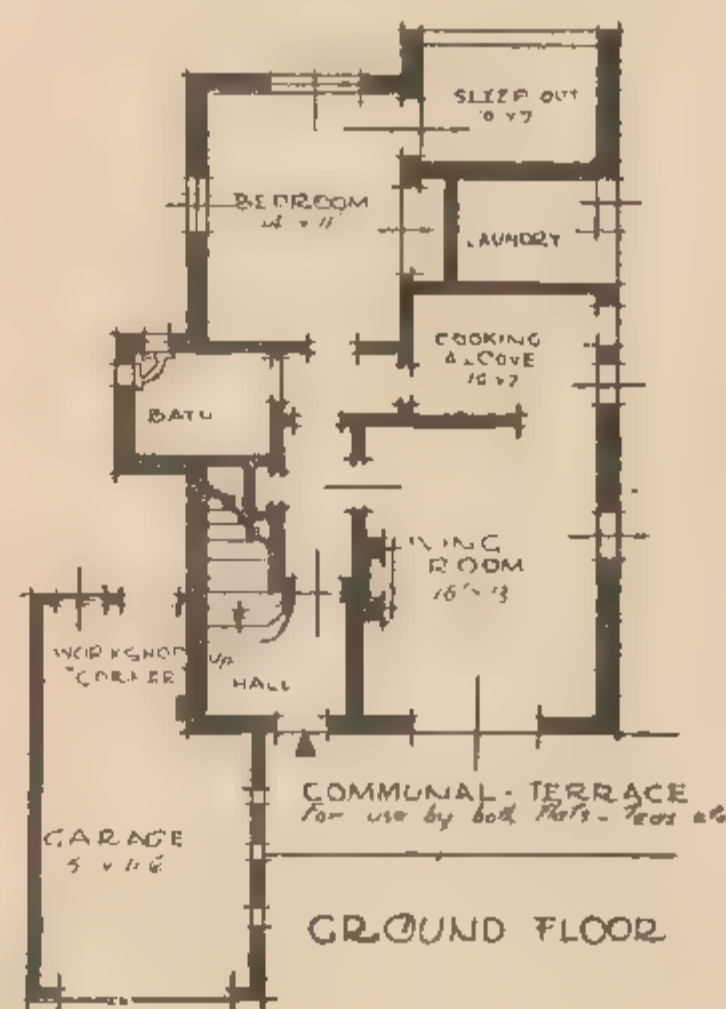
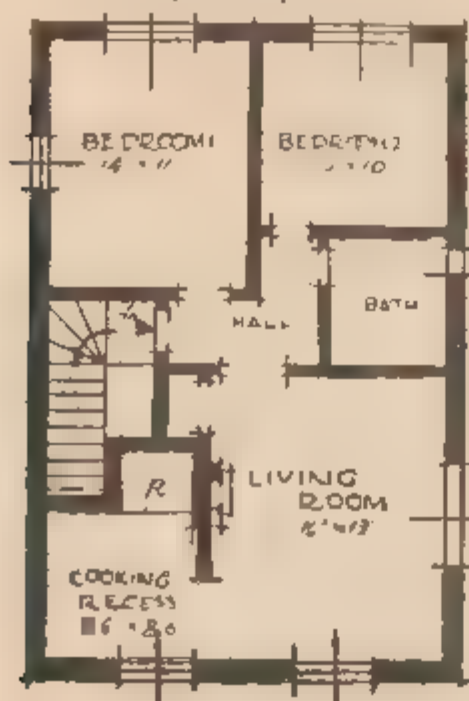


FROM THE FRONT

DESIGN FOR A DUPLEX PAIR
GROUND FLOOR SUITABLE FOR
A YOUNG MARRIED COUPLE



DETAIL OF TRAY-MOBILE
For use on Communal Terrace etc



1ST FLOOR

GROUND FLOOR

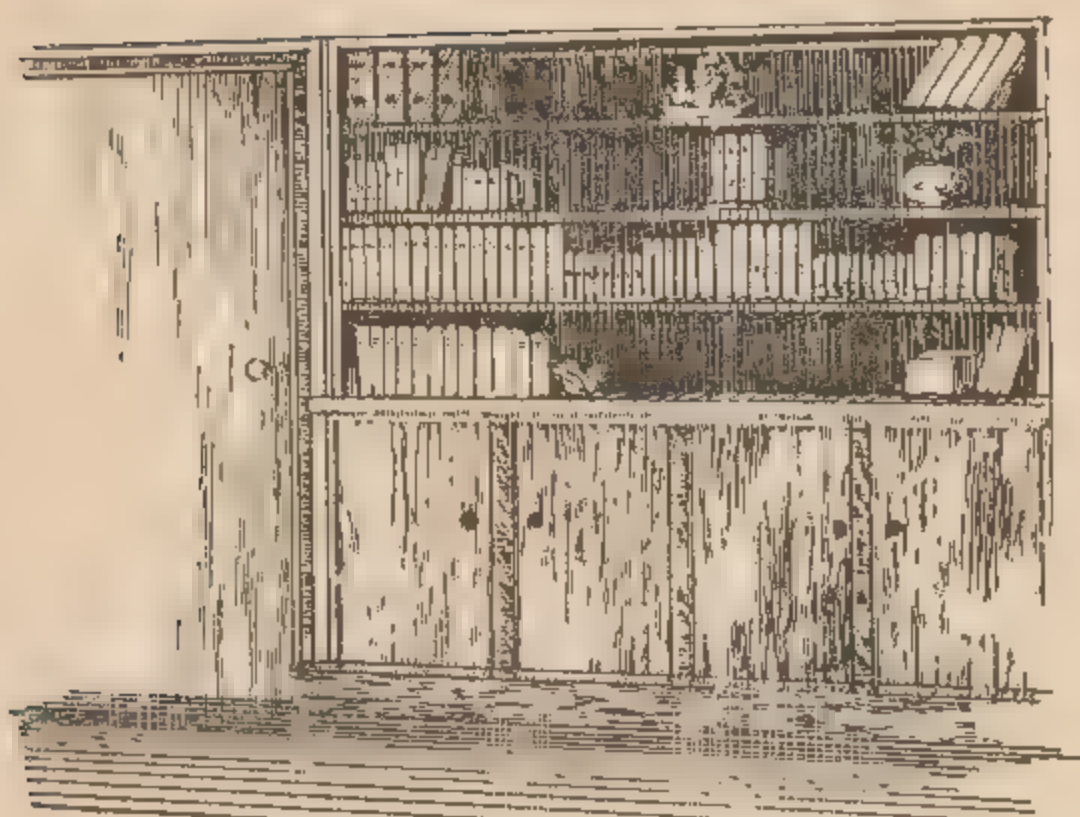
A DUPLEX PAIR.

The Duplex Cottage is already popular, for many are willing enough to share the same roof and garden with one other family who would not contemplate life in a large block of flats, which might mean the coming and going of numbers of people, including noisy tradespeople, and other daily disadvantages which are supposed to be avoided in the privacy of the home. Certainly the above design provides most of the comforts of the private home for both inmates of the two flats. Only in the main entrance are the two groups asked to share anything, and the downstairs people can avoid this by using their back entrance. The upstairs flat has an extra bedroom, while the one below has a sleep-out. The laundry is probably meant to be shared. A sit-out porch would be a protection to the entrance and compensate for the lack of verandah or sun-room. How people in upper flats dispose of their garbage is always a mystery.

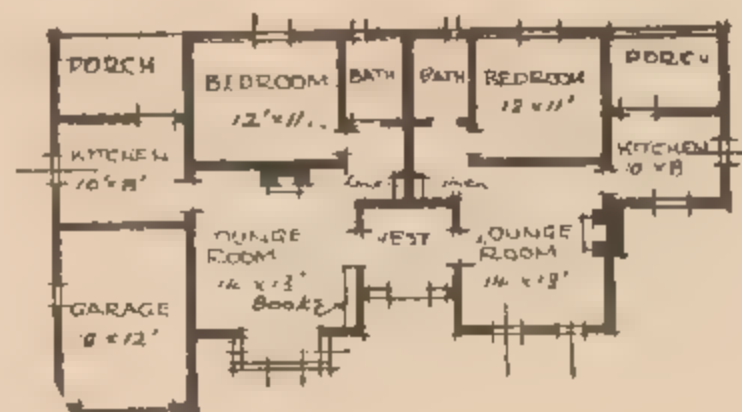


VIEW OF "RESIDENCE" FROM FRONT

SMALL COMPACT SEMI-DETACHED
SUITABLE FOR YOUNG MARRIED COUPLES.



DETAIL OF BOOKCASE *Executed in timber veneer*



GROUND PLAN

QUAINTLY RURAL.

Those viewing this illustration will be inclined to the belief that designs catering for two families in a building resembling a one-family residence are more successful than those semi-detached homes that too patently exhibit the parti-wall. For all its rural appearance, the home designed as shown would be comfortable and pleasant to live in, and would not have many of the defects which houses in too close proximity often share. Notice how cleverly the designer has contrived that the principle rooms in the different homes should not be adjacent, or close enough for it to be inconvenient to have their windows open, so that noise, or conversation, might disturb those next door. In appearance the building could be the parsonage, or a country doctor's residence. Both homes contain Living Room, Bedroom, Kitchen and Bathroom and are completely self-contained, with a garage for one resident.

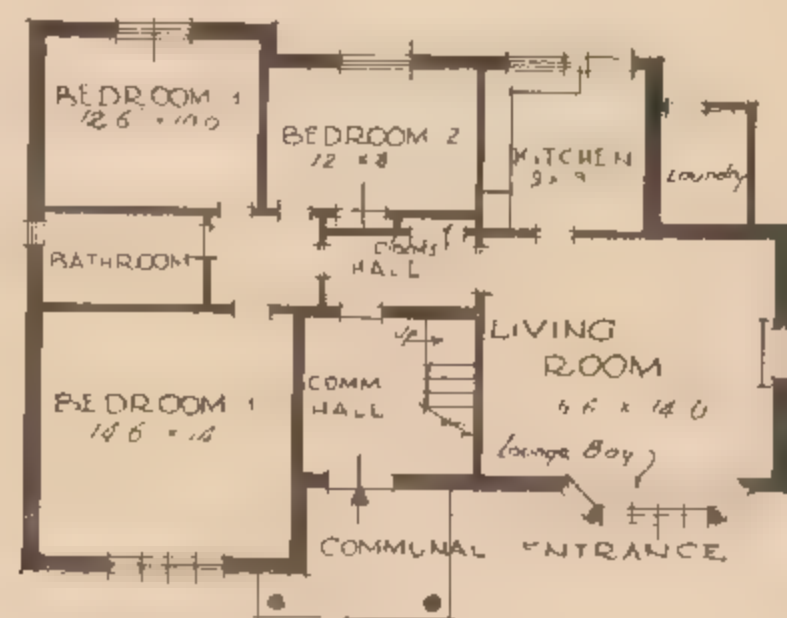
No. 6



SKETCHED FROM THE FRONT GARDEN



1ST FLOOR PLAN



GROUND FLOOR PLAN

DESIGN FOR A MODERN "DUPLEX" PAIR HAVING ONE LARGE FLAT ON THE GROUND FLOOR WITH A SMALLER FLAT ABOVE

A MODERN "DUPLEX" PAIR FOR MODERATE AND SMALL FAMILY.

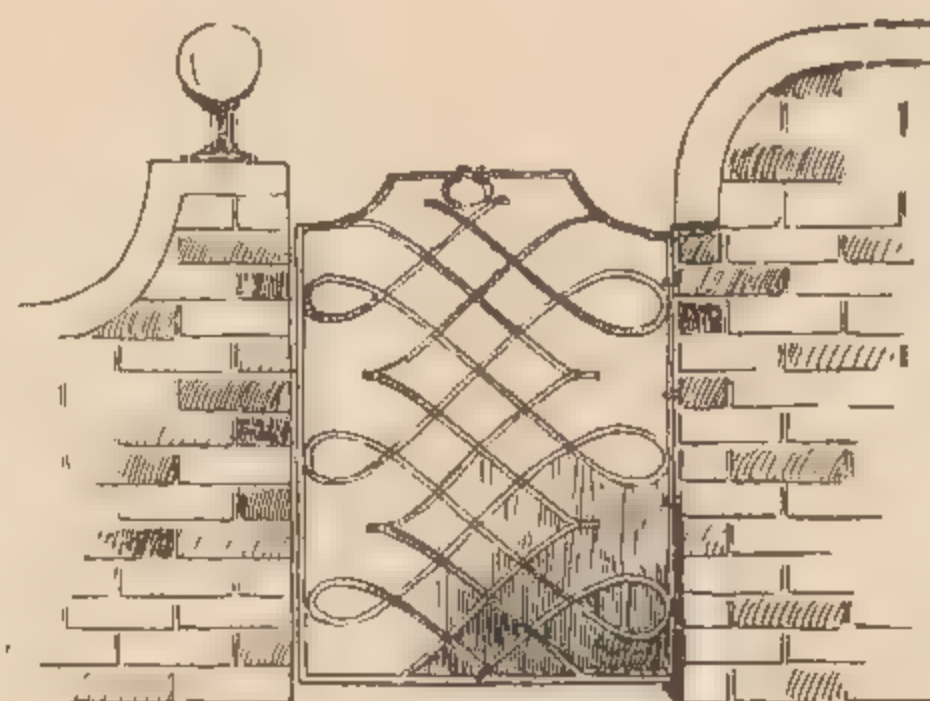
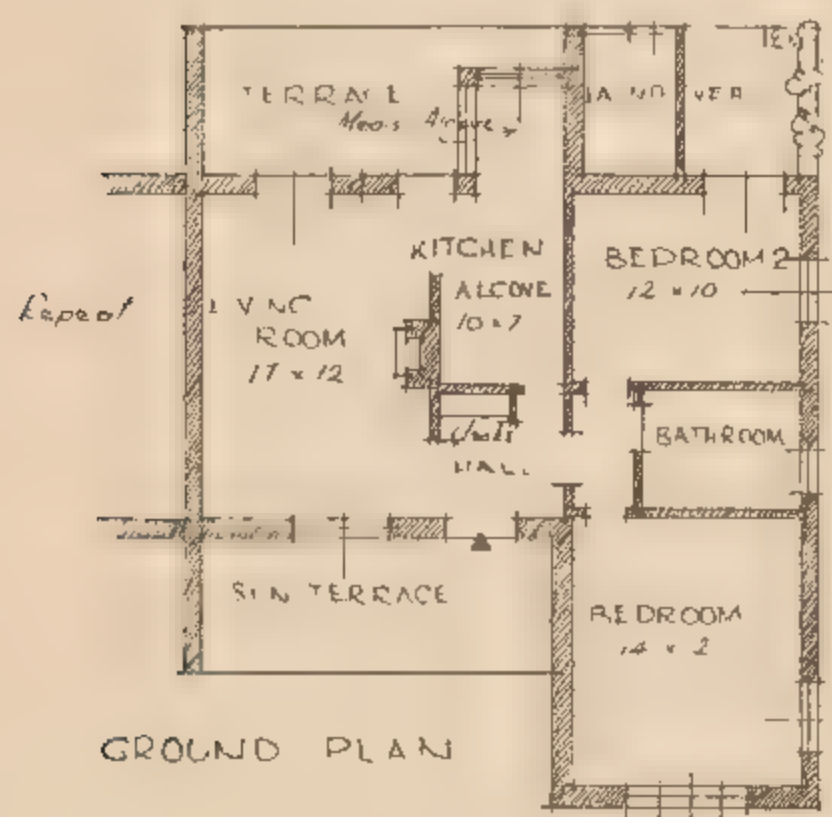
This design would be an ideal type for some one to erect with the idea of getting some of his outlay back in the shape of rent for the top flat, or for some one who wanted their friends to be near them without actually being part of their own household. The design is modern with a somewhat Gothic influence, and, on the exterior, shows no signs of its dual purpose. Both flats share a common entrance, but the larger ground floor flat, with its inner hall can cut itself completely off if desired. The laundry, approached from the garden, can be used by each family. All the floor space is made use of to best advantage, and the occupants should find both flats convenient and comfortable. With modern refrigeration there is not the demand for larders and pantries there used to be, but perhaps a little more cupboard space could be provided, when cooking alcoves take the place of full-sized kitchens.



SKETCH · FROM STREET FRONTAGE

A WELL-PLANNED "SEMI"

Being specially designed for small families, but containing all modern conveniences such as hot water, tiled kitchenette and Bathroom and provision made for the "indispensable" Logue for breakfasts etc. situated on sunny side of Kitchen



SKETCH · OF · FRONT · GATE ·

SEMI-DETACHED COTTAGES.

These simple cottages do not pretend to be anything other than what they are, namely, very nicely arranged semi-detached cottages of three rooms and conveniences, suitable for married couples with one or two children. Everything is on a miniature scale, but its arrangement lacks little that would add to the comfort and dignity of the little home, from the convenient proximity and access of the kitchen to the front door, without any view of the former from the latter, to the nicely contrived alcove for meals on days when it may be too wet or windy to breakfast or dine on the back verandah itself. If someone is on night shift and has to sleep in the daytime, the bedroom is so placed that the household activities are unlikely to disturb him. The design of the gate is simple, but adequate and would provide a nice finish to the design.

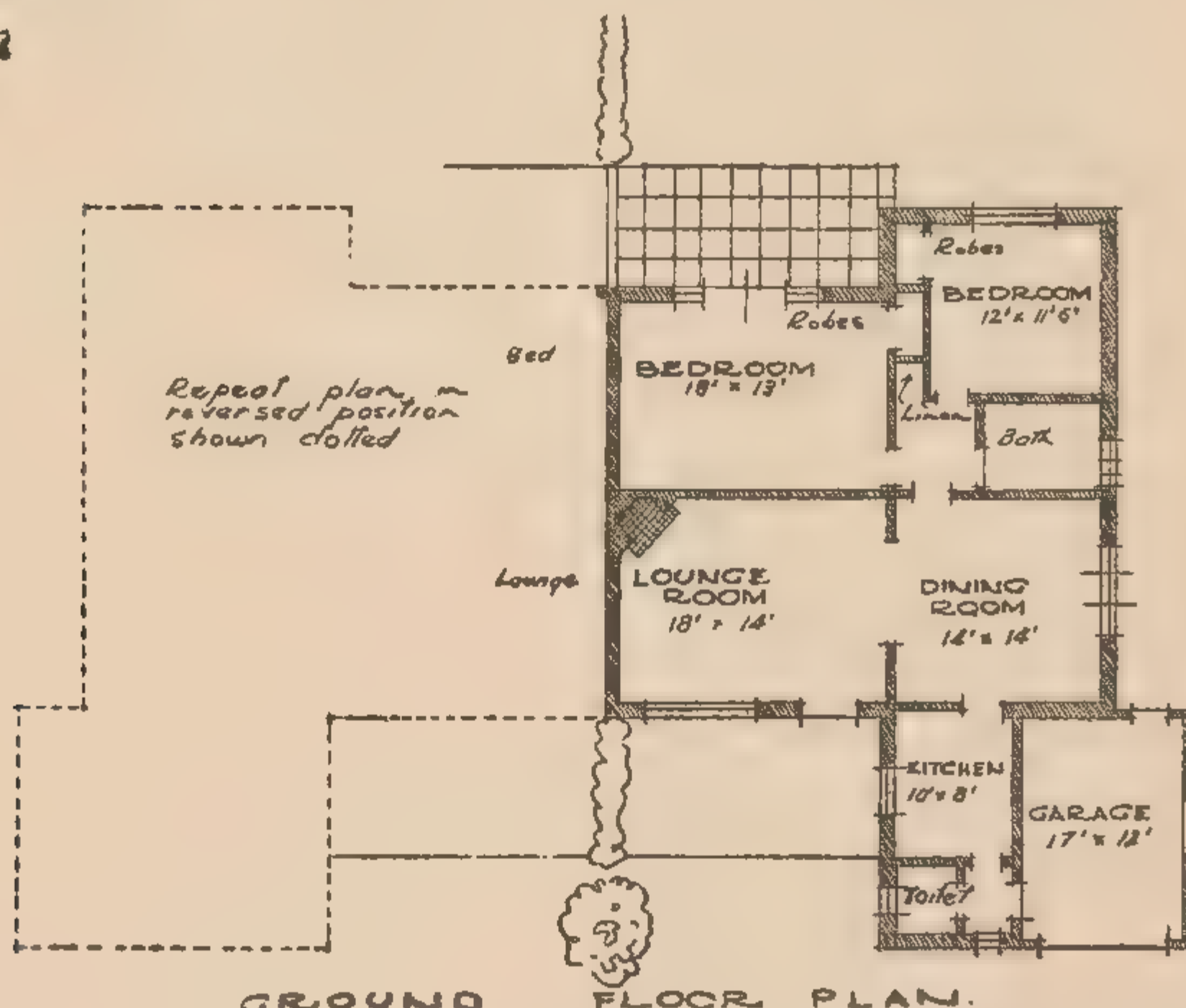


F R O N T

E L E V A T I O N

A WELL PLANNED SEMI-DETACHED PAIR

Suitable for erection in a suburban area



G R O U N D

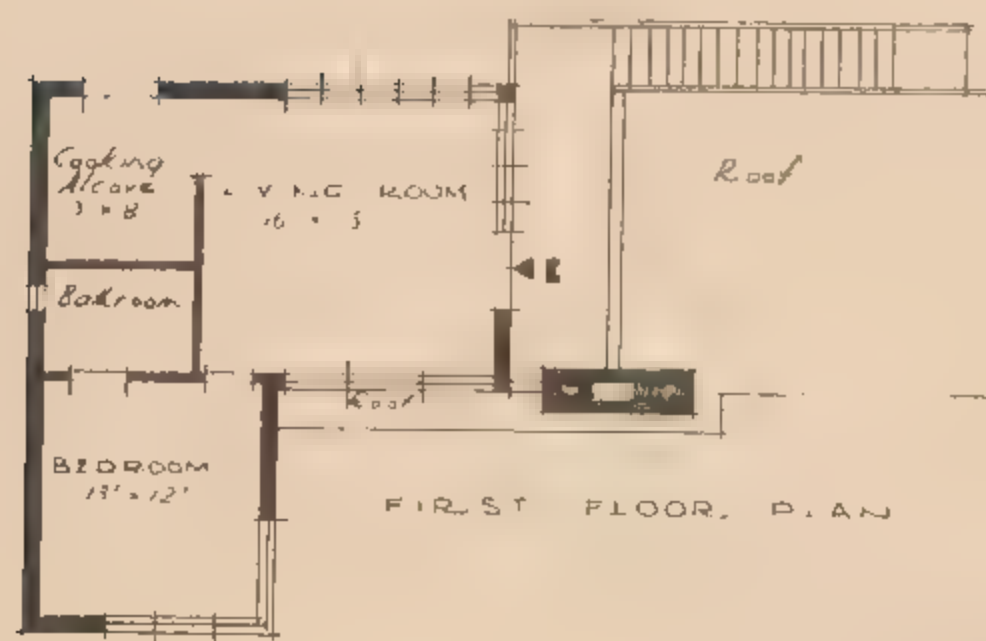
F L O O R P L A N.

SIMPLE COTTAGES OF GOOD DESIGN.

The semi-detached cottage is economical in some ways, and may be preferred by some to the "Duplex" variety of dwelling, but usually the former is more difficult to disguise to satisfy a silly desire to pretend that people are living in a larger house than they really are and so architects blend two houses together to appear as one large home. The ones here illustrated have good planning and a simple appearance to recommend them, and the luxury of a garage for a car, which has become a necessity of many of the meek and humble as well as the rich and grand. The toilet communicating with the garage and kitchen, where a man may wash his hands after tinkering with the car on his return from work, before entering the main house, is an excellent idea from a garage point of view but not so good to have a toilet in such close proximity to the kitchen. The garage and kitchen bay is also used to provide a good deal of the architectural effect to the facade. Although only a small house the design has had considerable thought devoted to its arrangement and if a baffle wall replaced the hedge between the two living room windows so that on hot nights, when the latter have to be open, conversation in one room could not be overheard in the next room, the little homes would be much improved.



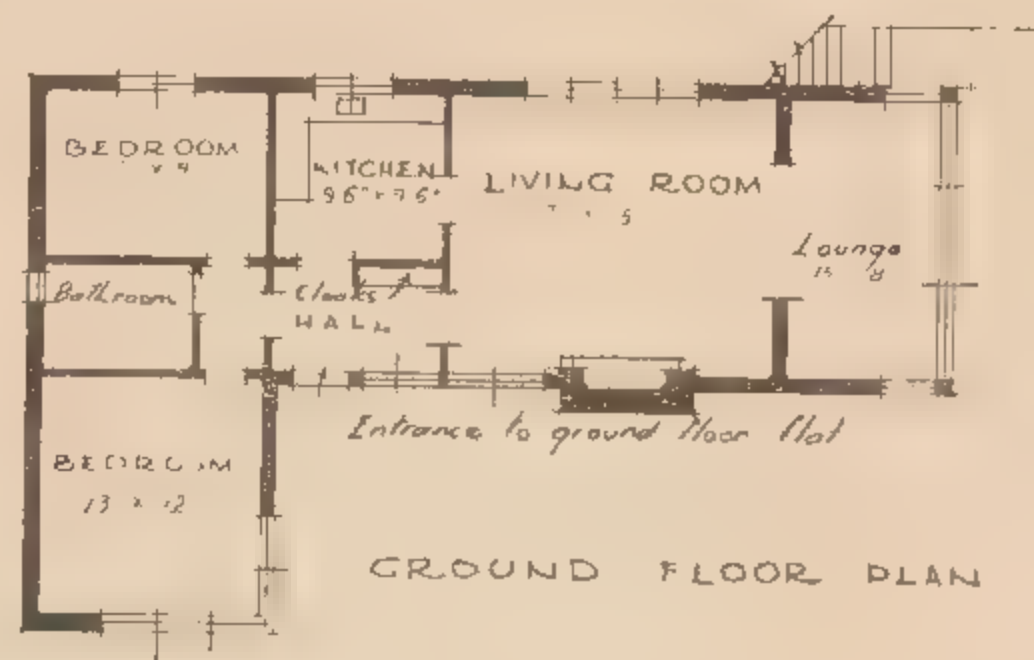
PERSPECTIVE SKETCH



FIRST FLOOR PLAN

Brick or concrete construction
with chimney stack built in
rough stonework with light grey
paints
trimmings finished in red

A MODERN DESIGN FOR
A TWO-FLAT SCHEME ONE
WITH TWO BEDROOMS THE
OTHER BEING SUITABLE FOR
A YOUNG MARRIED COUPLE

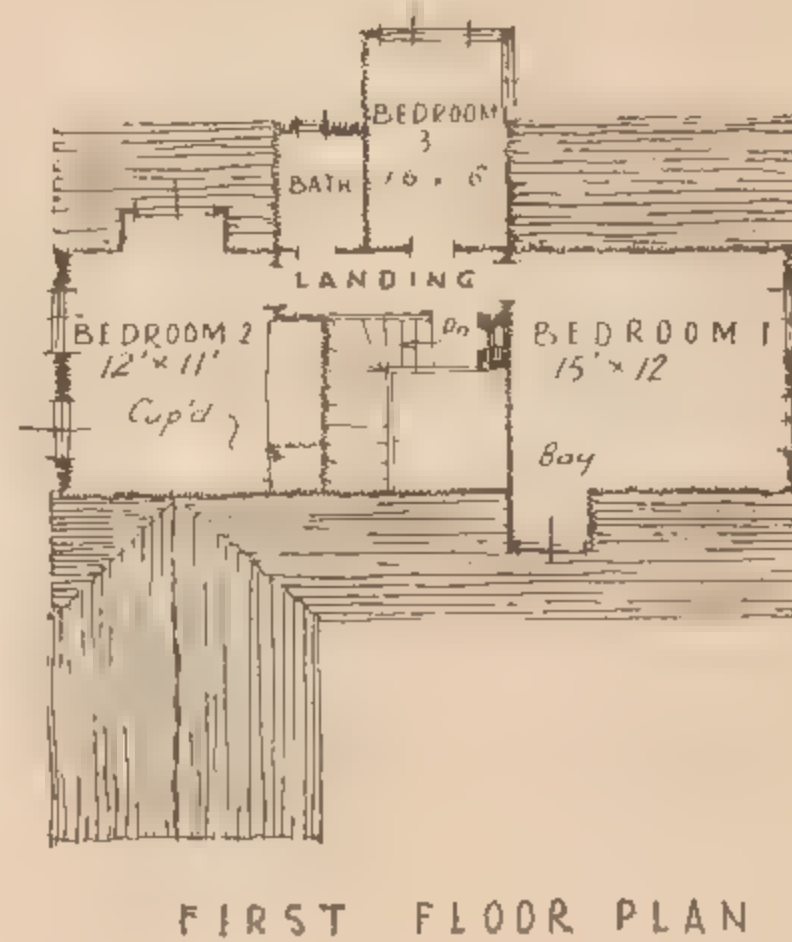
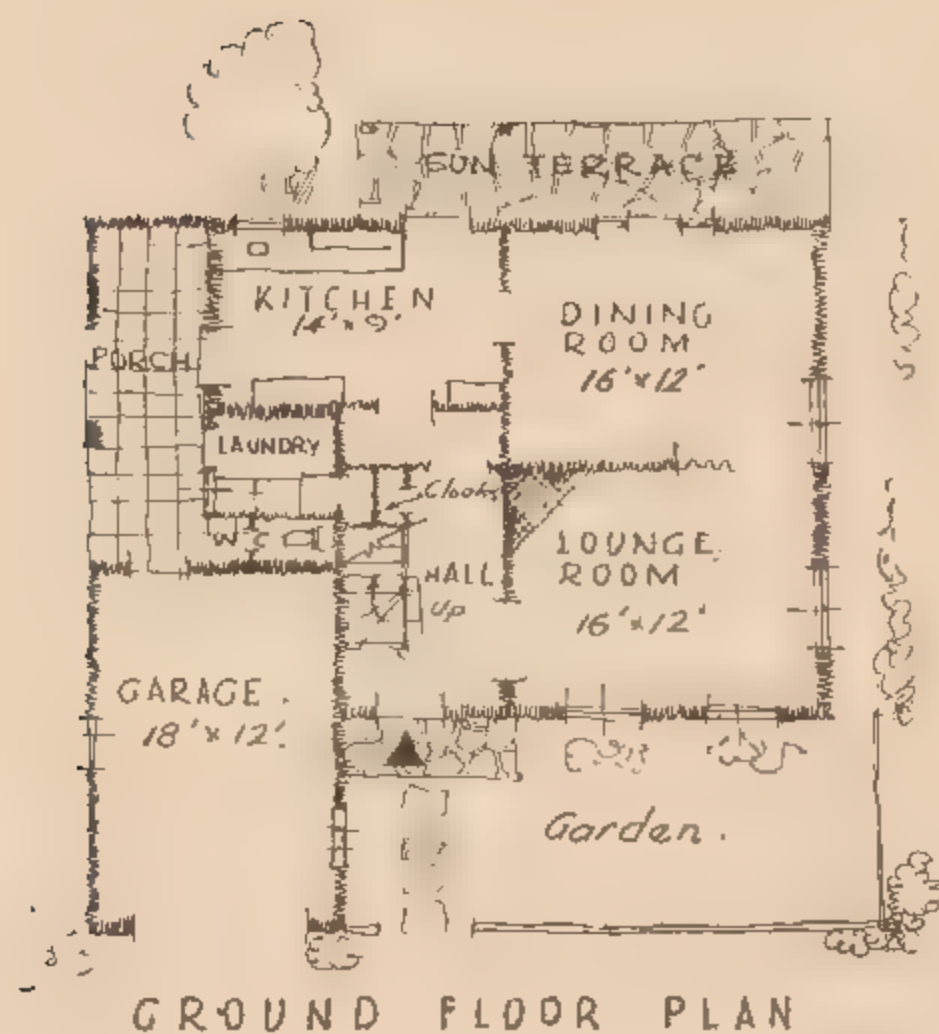


GROUND FLOOR PLAN

THE ONE-HOUSE APPEARANCE FOR A TWO-FLAT BUILDING.
From its appearance this would seem to be a very imposing house for an individual family, whereas it really is to house two small families. An examination of the plans discloses very little waste space and rooms of but medium size, all very agreeably managed. As can be seen by the perspective, it is very up-to-date in appearance, and has possibilities for obtaining all the sunlight and fresh air possible. If the structure was erected on a corner block it would be possible for the occupants to never meet unless they happened to be in the garden at the same time. The top flat is approached by means of an outside stairway at the rear, so would not suit aged people. The overhang of the roof is continued on the balcony rather awkwardly. The number of windows on the plan is increased in the perspective, nevertheless the design is attractive, and the planning comfortable



A WORKER'S HOME IN THE ENGLISH MANNER
LOUNGE DINING, KITCHEN THREE BEDROOMS

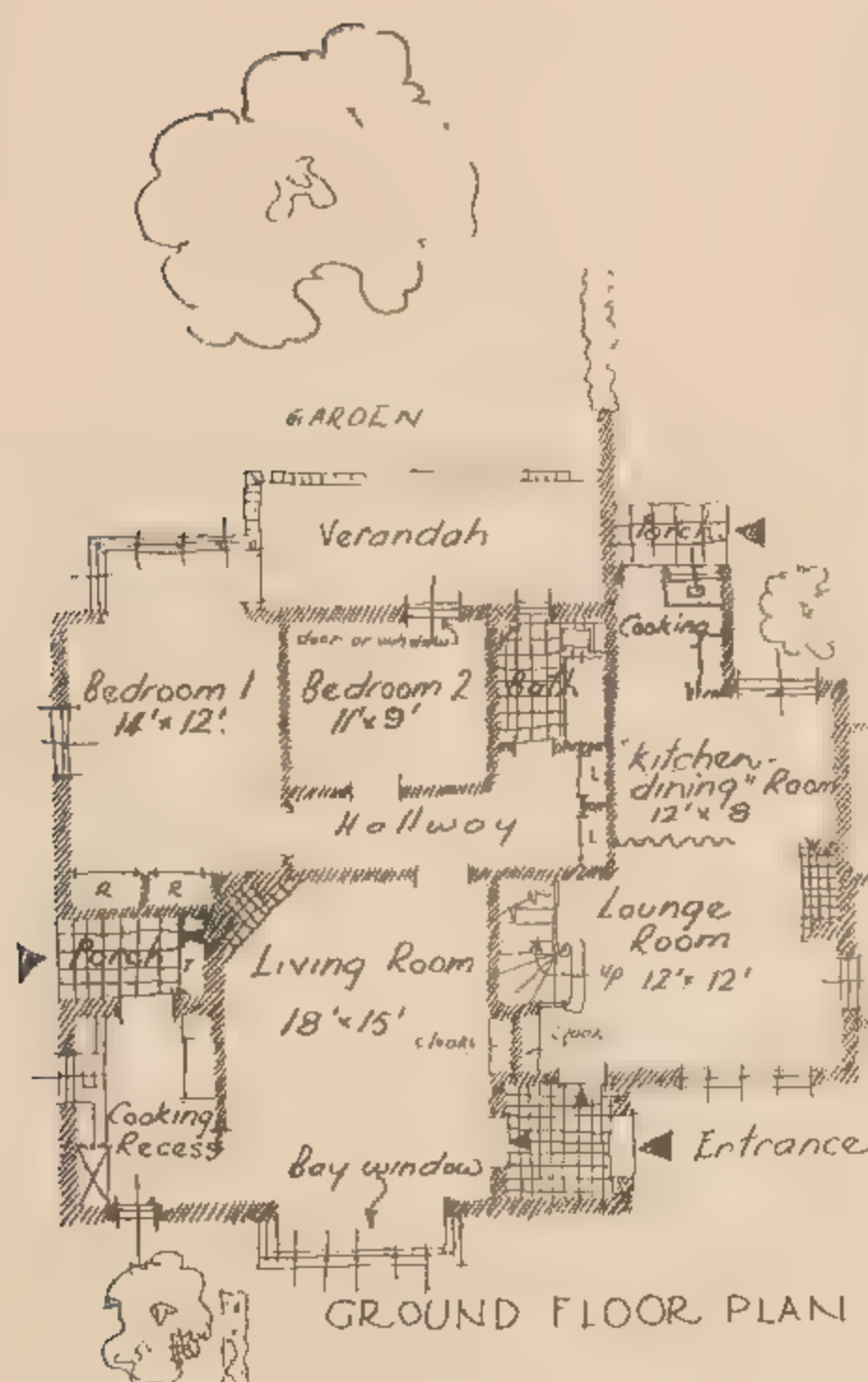


THE ENGLISH COUNTRY TYPE.

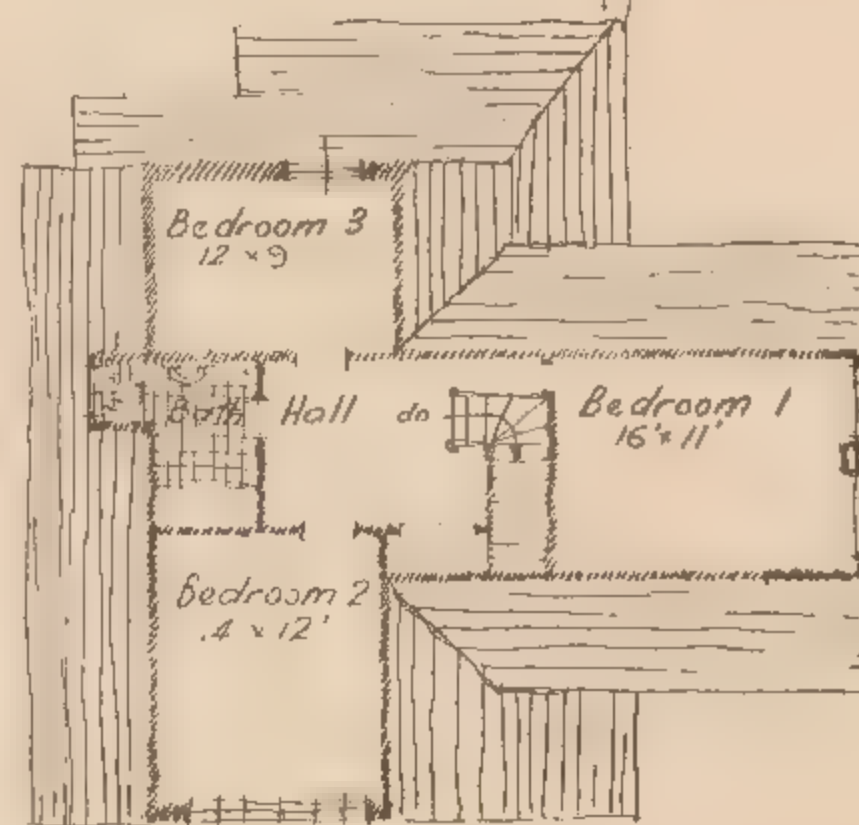
The workman possessing such a charming home should feel house-proud. To come home after a day's work to a building that fits well into the landscape, that neither looks like a barn, a tenement nor a terrace, but a distinctive abode by the side of the road or drive way, indicates a haven of rest. The garden enclosure, the stepping stones, the flag-stone porch, the accommodating kitchen porch and sun terrace are little exterior considerations that are unprocureable in the tenement type of building. They bespeak of the consideration one might expect to meet under this roof. Most women would prefer to have the space occupied by a screening passage to the kitchen thrown into the kitchen or the hall to provide more room. If the bedrooms get over-hot in the roof during the daytime provision for ventilation to cool them when the sun is down can be made. The rooms on the ground floor will be extra cool, with this arrangement in the tall roof. The rooms are all sensibly grouped. Although the design suggests a country house there is no fuel stove or provision for tanks, so it must be designed for a place where electricity and water are available. The plumbing of the house would be simple.



PERSPECTIVE SKETCH



GROUND FLOOR PLAN



FIRST FLOOR PLAN

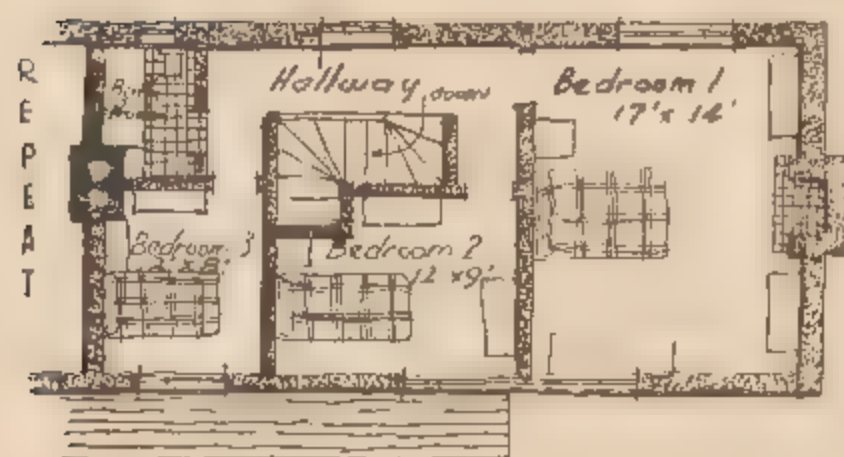
TWO HOMES WITH
A "ONE-HOME LOOK."
IDEAL FOR WORKERS
One unit containing 2 Bedrooms
the other having 3

THE WORKER'S WIFE CAN HAVE A NICE CHOICE.

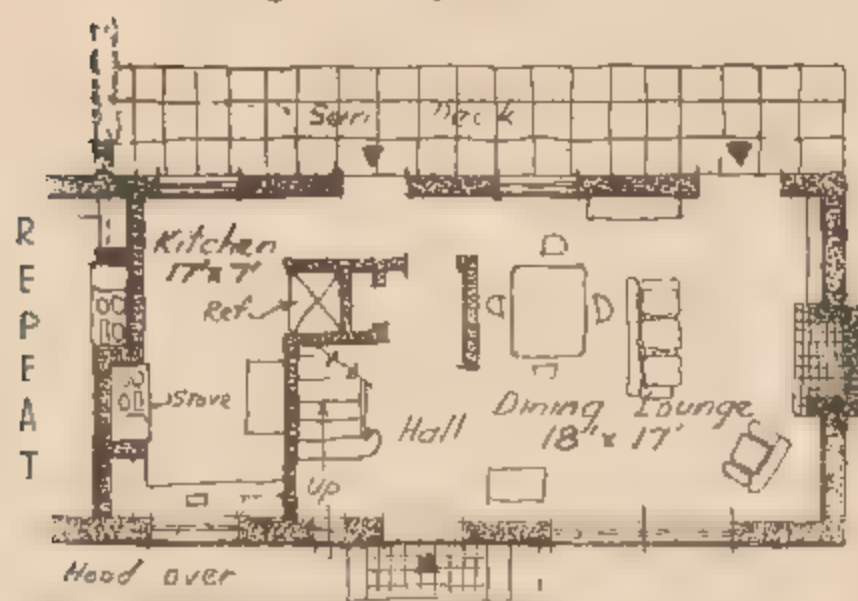
If the worker decides to live in this neatly designed English type of house, his wife has the choice of a one-storey, or a two-storey type of residence. The former has both its bedrooms and comforts on the ground floor level, and the latter has three bedrooms on the first floor, and both should be equally comfortable and convenient to live in. Besides the main entrance, common to both and in such close proximity that an occasional collision would be unavoidable, both flats are given separate back entrances. The staircase from which direct light has been omitted (though a few glass tiles in the roof could provide for this), could be made an effective, decorative feature of the Lounge in flat 2, and the bay windows in the larger rooms of flat 1 would add a good deal to the pleasant appearance of those interiors. Lots of cupboard space is provided to gladden the heart of the house-wife, and still more low cupboards or box space could be found in the roof round the walls of the upstairs bedrooms.



SKETCH FROM STREET.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Plans show one unit only,
the other being repeated
in a reversed position as
indicated by the word "Repeat."

A TWO-UNIT SCHEME
HAVING COMPLETE
ACCOMMODATION FOR
THE AVERAGE FAMILY



GARDEN WALL DETAIL.

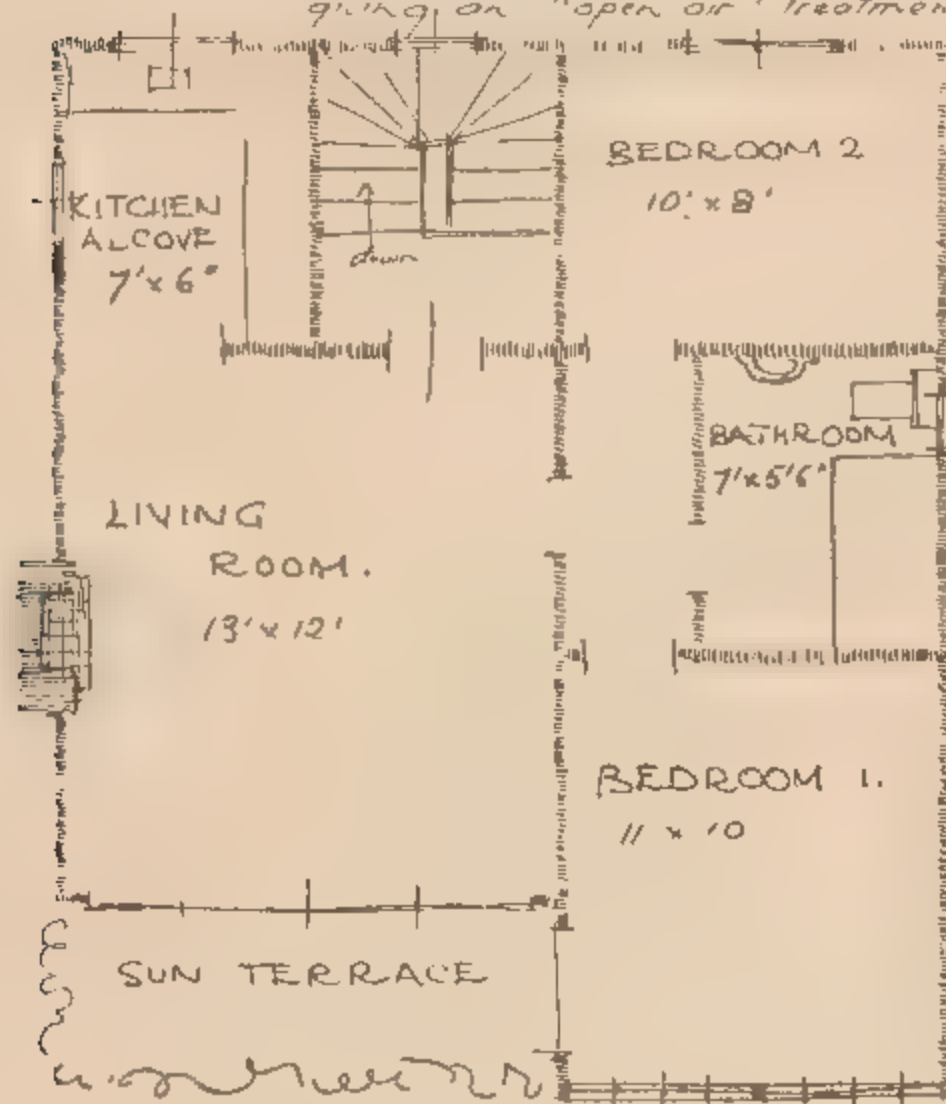
A TWO-STOREY PAIR OF HOUSES.

The canopy extending over the two entrances and central windows affords shelter and contributes to the effectiveness of this building which is simple and appropriate. The planning provides three external doors on the ground floor which seems to satisfy the modern trend for easy access when living partly indoors and partly outdoors; two of the doors lead to the sun deck. The rooms should be able to get lots of fresh air and sunlight from both sides of the house. They are spacious enough and well scaled, particularly the kitchen, though little space has been left for the ubiquitous wall cupboards that line kitchen walls nowadays. The settee before the fireplace provides consideration for comfort that is carried in all details throughout the house. The garden wall detail should be decorative and efficient though it is not shown in its application to the house, where a hedge has been provided.



VIEW OF REAR PORTION OF BUILDING

Advantage being taken of view, and sunshine by extensive use of glass giving an open air treatment

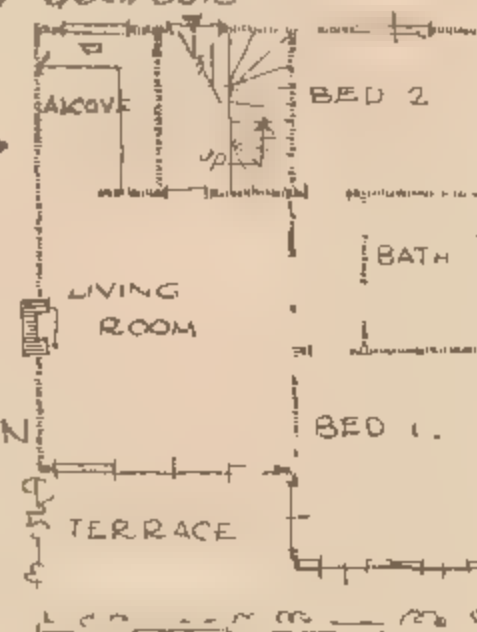


DESIGN FOR A SMALL TWO FLAT BUILDING IN TIMBER.

Constructed along modern lines upon a steeply sloping site overlooking a bay or gully the extensive use of glass creates a sense of spaciousness in offset the small rooms. The plan results in good placing of the rooms while the sun terraces provide facilities for outdoor dining if desirable.

GROUND FLOOR PLAN

FIRST FLOOR PLAN
Repeat Below



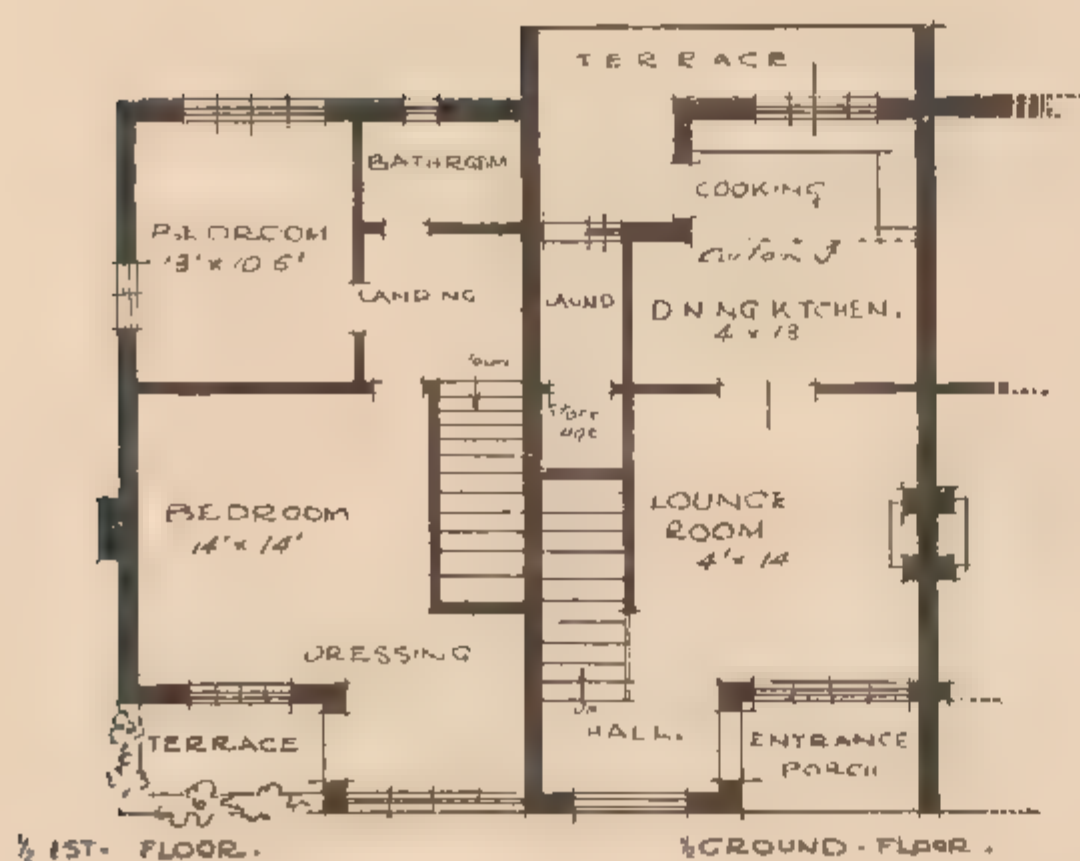
SMALL FLATS FOR INDUSTRIAL SUBURBS.

The rear view of these flats does not differ a great deal from many similar blocks which might be seen anywhere. They are, however, attractive and have some pretensions to superiority considering the building contains only two small flats. Advantage has been taken of the fall of the land to make use of the foundations which is responsible for the imposing appearance in the picture. Here again the sun terrace bordered by plant boxes is a pleasant and decorative feature of inside and out of both flats. Both floors are identical in planning, and are all that could be desired. No effort is wasted in carrying trays of crockery to and fro when a meal is in progress, for the kitchen merely constitutes an alcove of the living room. A workshop for each tenant in the basement like this, where a man can keep his tools and potter around would greatly appeal to both the man who would rest assured that his wife hadn't "tidied up" and put his things away and the wife, because she could keep her house in order without having it cluttered up with tools and things. A garage beneath a wooden structure like this would be dangerous with fumes and fires likely to do damage at any time.



SKETCH FROM MAIN STREET FRONT

4 HOUSING UNITS NEATLY
AND ECONOMICALLY COMBINED



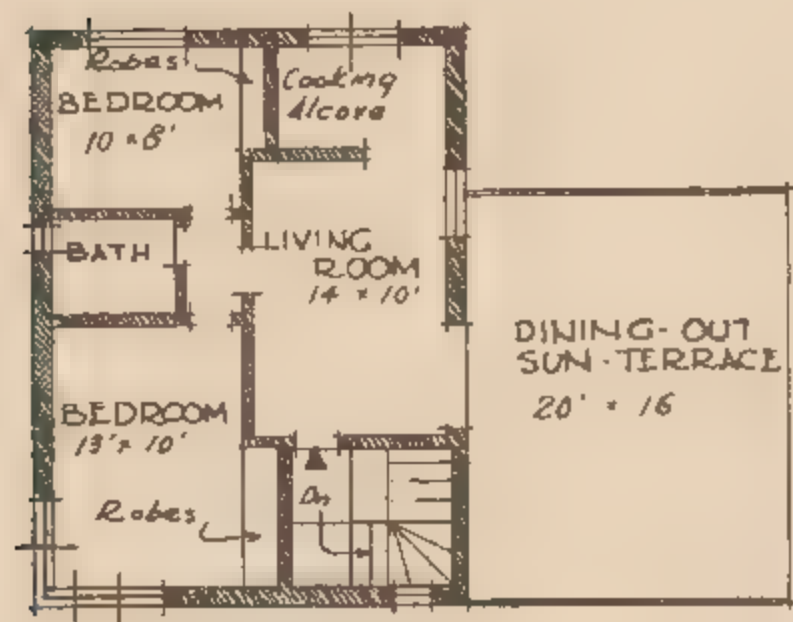
DETAIL OF PALM STAND

A FOUR-FAMILY BUILDING.

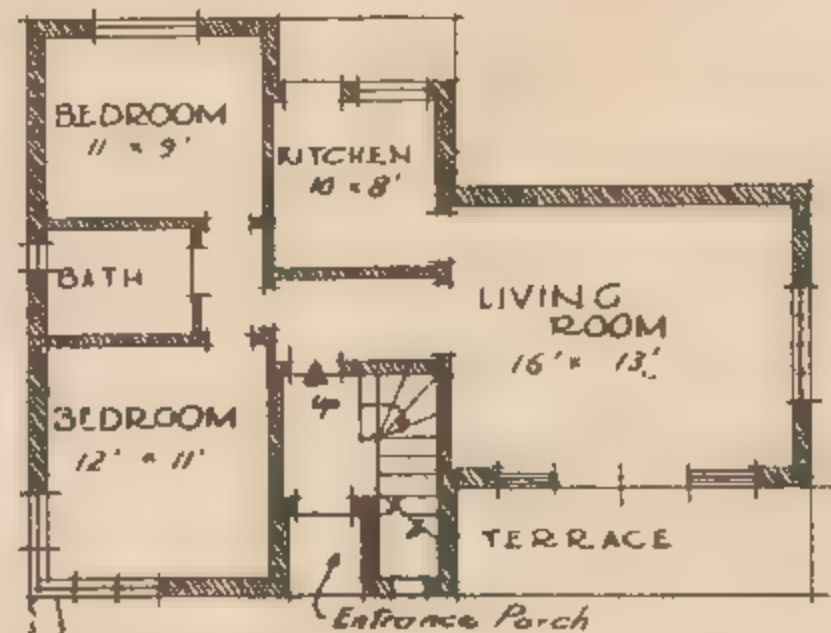
It is hard to disguise a flat building to house four families, yet architects contrive, sometimes successfully, to do this, however small the latter may be. Nevertheless the building remains a small flat building and is acceptable for those who have nothing against being too near their neighbours, but on the other hand, get a certain amount of pleasure out of being "neighbourly," and feeling they are in the centre of things, where the wife can have a little company and someone to talk to when she has done the sweeping, and the children can have plenty of friends of their own age to play with after school. It is very wrong to isolate children from others in their age group and let them become tied to parents' apron strings. Buildings to accommodate these families gregariously are erected near the street footpaths. The clipped hedge and the neat trees give the building a trim appearance that we fear might not be afforded the structure in real life unless all the tenants had benefited from a real "new order."



PERSPECTIVE SKETCH FROM FRONT.



FIRST FLOOR PLAN.



GROUND FLOOR PLAN

A MODERN WELL-DESIGNED TWO-FLAT SCHEME

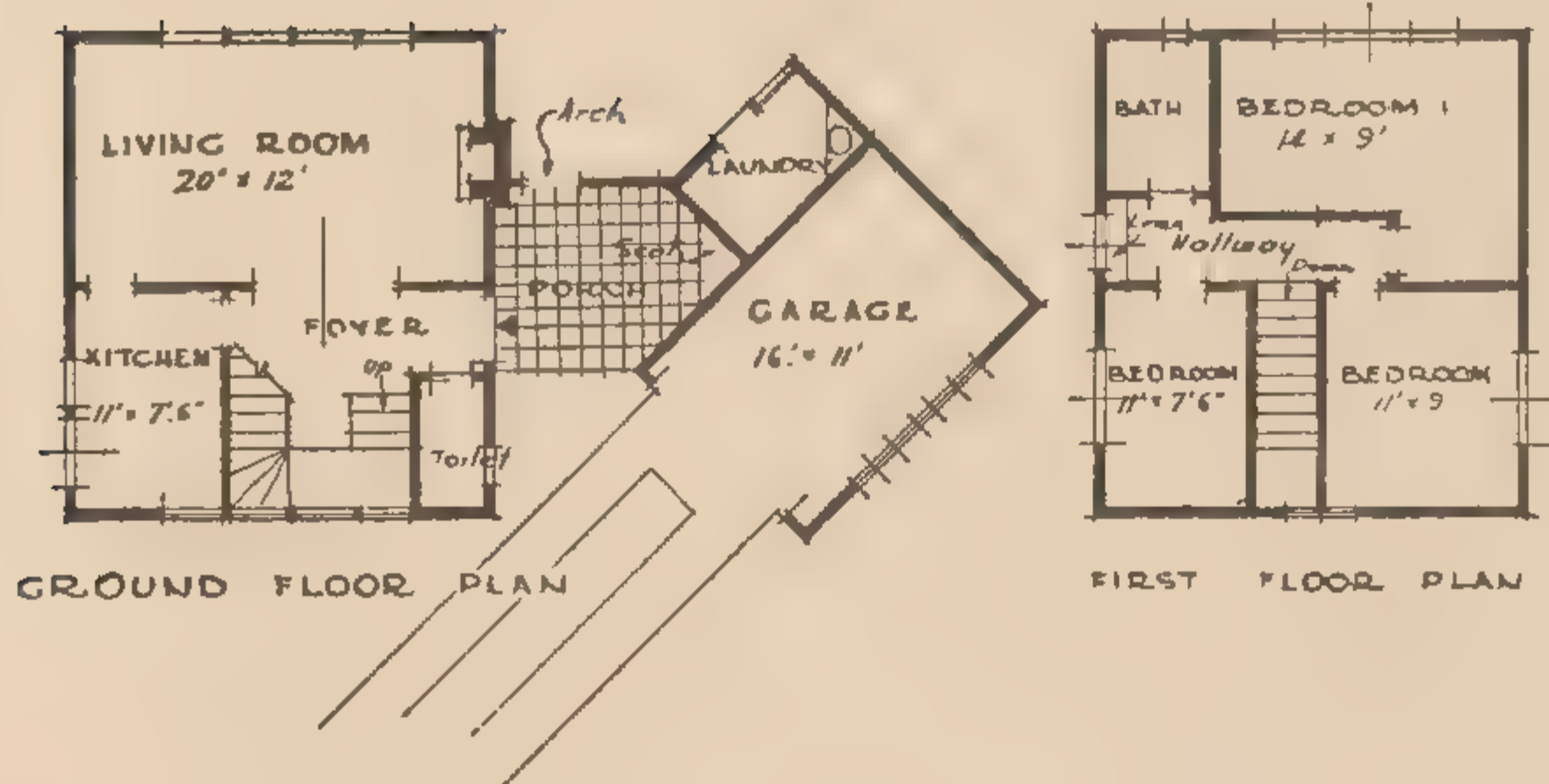
TWO FLATS IN CONCRETE.

Those people who admire the modern trend of building should be satisfied with the homes shown above, designed to house two families of equal size. One advantage this type has over the traditional style of building is the facility it offers for obtaining the most of light and air. The fenestration can also be made to match, or at least work in, with the ironwork to enhance the appearance of the general design. Obviously, it is suited only for where it stands in its own grounds, as, too near the street, passers-by would have a full view of the inmates enjoying their meals in the Living Room on the ground floor, and the Sun Deck above it. The latter is an attractive feature which would appeal to most people. This type of building depends for its successful appearance, even more than most, on good proportions of its solids in relation to the voids. It should be economical to construct as no money is required for decorative features.



PERSPECTIVE SKETCH.

Looking from the South-West



A SUGGESTED DESIGN FOR A WORKMAN'S HOME HAVING THREE BEDROOMS AND A PRIVATE GARAGE



HOME WITH SCREENED PORCH.

Here we see adopted a screened porch on which the tenants may enjoy the outside in comparative privacy as well as protection from violent winds, which is not always possible on a sun terrace or even on the ordinary verandah. The design has excellent points, and, by reversing it on a suitable site, the builder could get the full benefit of the architect's idea. The large Living Room and principle Bedroom have all the makings of attractive interiors, and even the staircase could be made a distinctly decorative feature—especially viewed through the wide doors of the Living Room. The near side of the garage might be covered with a trellis and creepers.



P E R S P E C T I V E S K E T C H

MODERN DESIGN IN MODERN MATERIALS FOR A WELL PLANNED TWO FLAT SCHEME

CONSTRUCTION OUTLINE

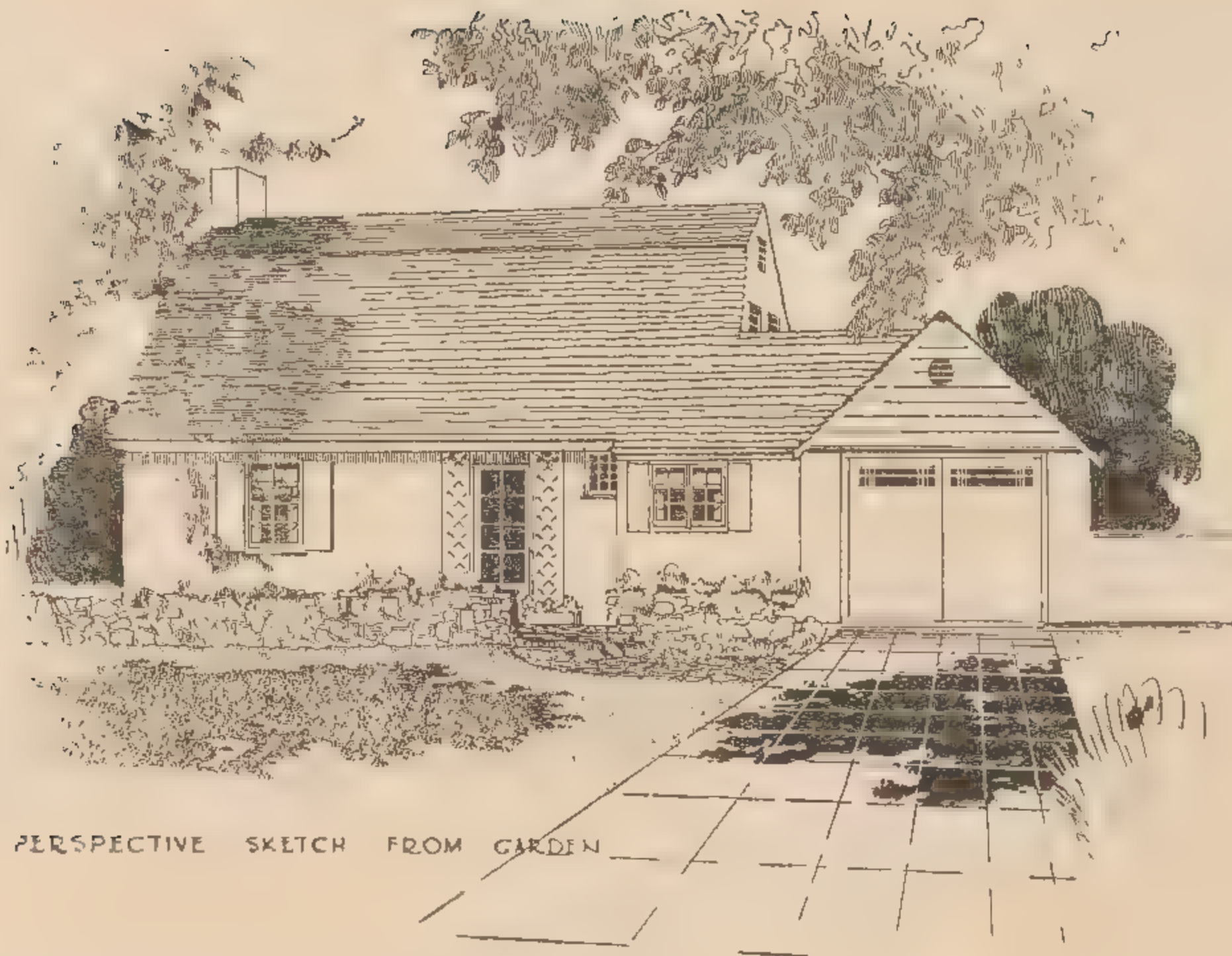
WALLS Reinforced concrete
ROOFING Flat concrete waterproofed
STAIRCASE Concrete, brick on outside
PAVING (shown on site plan & sections)
WINDOWS See section, p. 16, 17, 18



GROUND PLAN
Repeat for first floor.

FLATS TO CATCH THE SUNLIGHT.

One does not have to inform the world that this is modern; the fact proclaims itself to the world. The style is carried out with a fine regard for the essential quality of good proportions and an appealing solidity and appreciation of light and air. It is hardly the sort of home one would want to have to "black-out" with its great expanse of glass, but it should be very pleasant in peace-time as angle windows have the advantage of collecting sunlight from two directions and this in turn enables the occupants to look in two directions. This also provides a greater expanse of walling for the placement of furniture. The rooms are a convenient size and nicely arranged and the only defect noticeable is the too square shaped rooms to some extent countered by the wide windows which afford a greater sense of space to a room. The house should not be placed very near to the street for floor to ceiling windows do not provide tenants who are jealous of their privacy with much peace of mind.

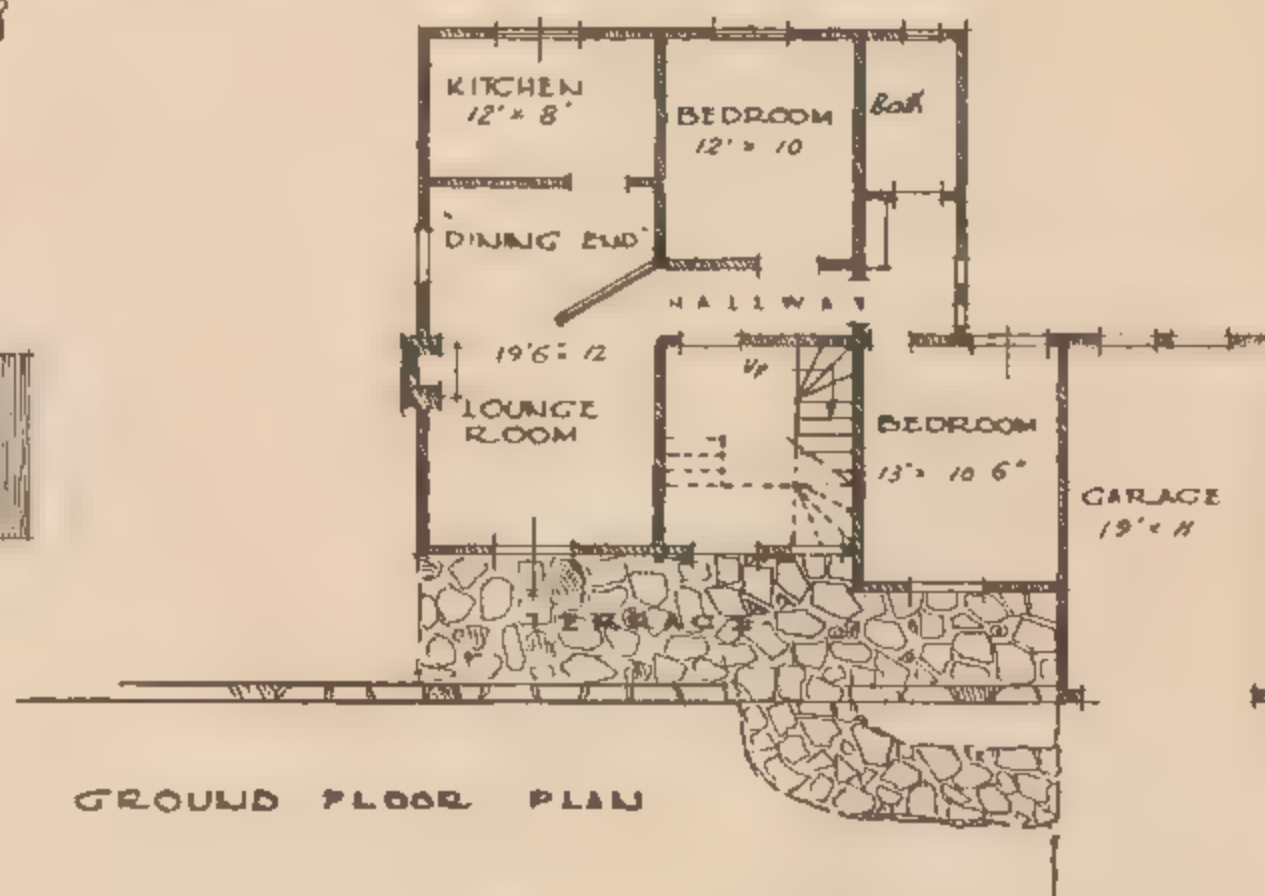


PERSPECTIVE SKETCH FROM GARDEN

A DESIGN FOR AN AVERAGE AUSTRALIAN WORKER'S HOME *The first floor containing accommodation suitable for a bachelor or married couple*



FIRST FLOOR PLAN



GROUND FLOOR PLAN

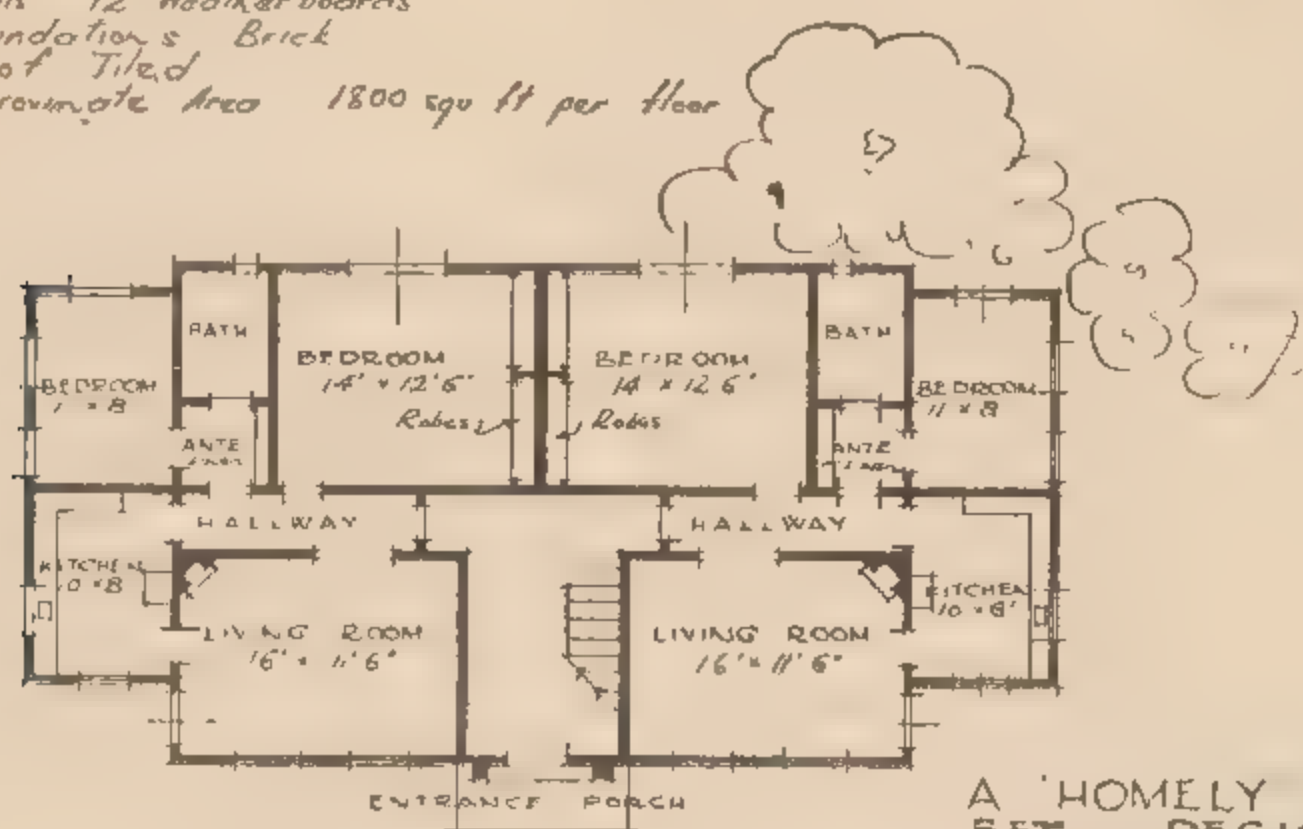
WORKERS' FLATS OF DISTINCTION.

Many great friendships between people have been broken after endeavouring to live in the same house together, but some friendships of long standing might be preserved for the proverbial lifetime, if the ideal flats under the one roof could be found in congenial surroundings, with facilities for both families to preserve a little privacy on occasions. A pair of flats is contained in the above little building that might meet the case, where one couple has children, and a car, and the other have neither, but are fond enough of the first family to wish to live near them. Indeed, there is no need for them to come in contact at all unless they are going out, or coming in. It might be a good idea to provide a door into the garden where the windows light the hallway, and then even this contact could be avoided, if required. All kitchens should be provided with a back door. This one has been omitted.



SKETCH LOOKING OVER FRONT HEDGE

Construction Outline
 Walls 12" Weather boards
 Foundation's Brick
 Roof Tiled
 Approximate Area 1800 sq. ft. per floor



GROUND FLOOR PLAN
 Repeat on first floor

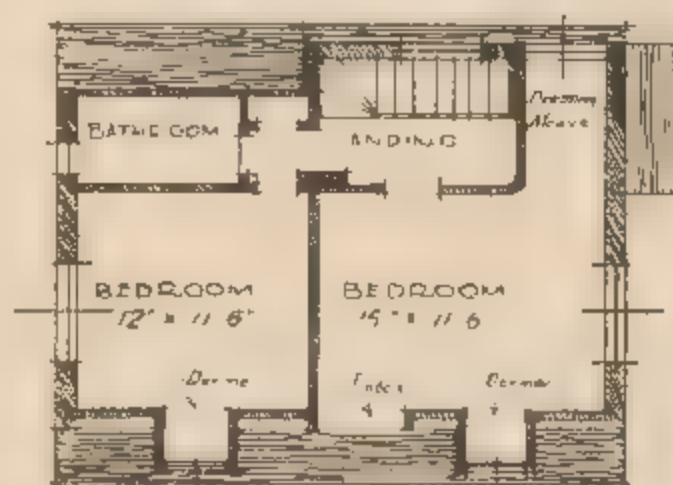
A 'HOMELY FOUR UNIT
 SET' DESIGNED FOR
 COMFORT, SOLIDITY,
 AND LOW RENTALS.
 SUITABLE FOR SMALL
 FAMILIES.

GEORGIAN IN ALL ITS PURITY.

It is decidedly restful to view this pleasing design in the Georgian manner, after seeing so many modern designs in magazines fumbling for "something new" in architectural expression. The designer has adapted this dignified style from an American home to a four-flat building. It interprets the logical treatment for providing for members of a certain class with small homes in a distinctive thoroughfare. The well-proportioned canopy over the hospitable porch, the shutters of the windows against the wide weatherboards are all in keeping with a style that demands a fair amount of ground and greenery, round it to preserve the tradition of the family home in appearance.

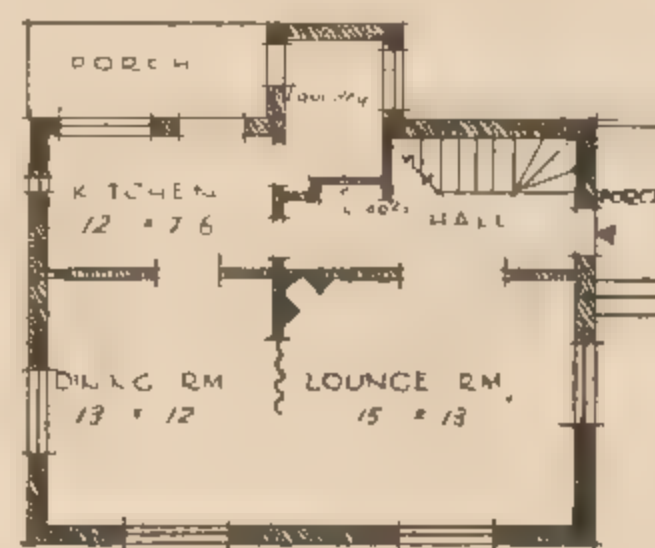


INDIVIDUAL DESIGNS FOR A
TERRACE OF WORKMEN'S HOMES
CONTAINING TWO BEDROOMS,
LIVING ROOM DINING & KITCHEN



FIRST FLOOR PLAN

*The plan shown is for elevation N° 2
the other elevations are designed from
the same plan with slight alterations.
The construction is mainly in timber with
tiled roof or shingles for variation, tiled
bathrooms Entrance Porches and fireplace
hearth.
Exterior painting being varied also colours of
roof tiles may also be varied to supply individualism.*



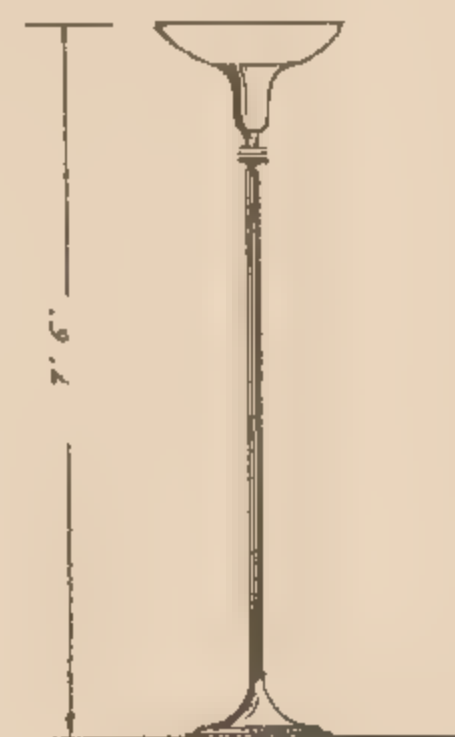
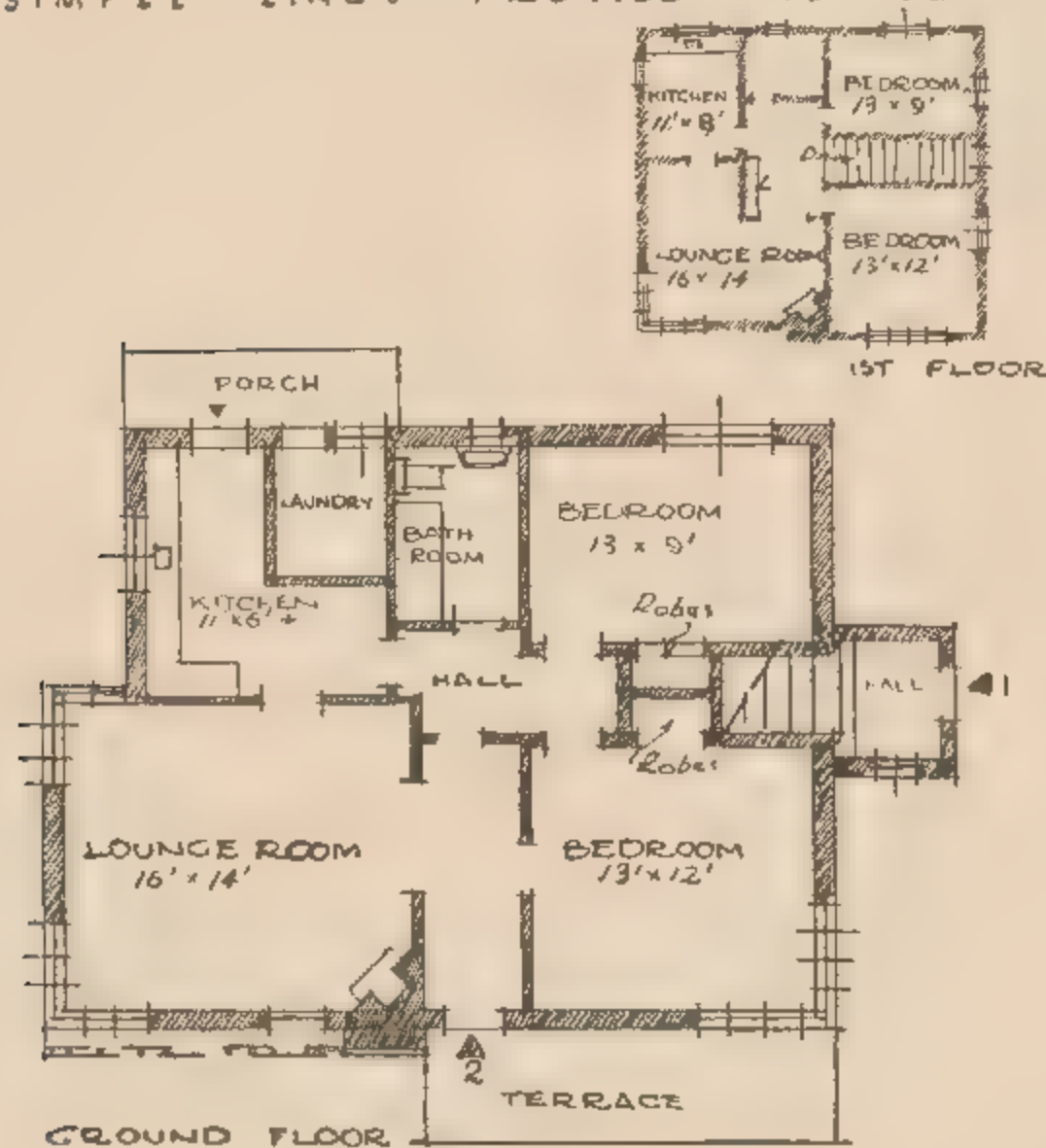
GROUND FLOOR PLAN

A TERRACE OF WORKMEN'S COTTAGES.

Here is something new in workmen's cottages for our Australian workers, designed somewhat in the manner of the English model village types, having their sleeping accommodation in the attics. The idea here has been to vary the plans and elevations to a small degree so that those occupying them would feel as individualistic as possible, for pride of home is one of the finest qualities we can foster in workmen and their families, and is something the builders of their homes should encourage by providing attractive designs. The two-storey home is the logical answer to the congested areas, providing that building blocks are not too small. These are likely types for the man with a small family and the urge to enjoy home life.



SIMPLE LINES PROVIDE THE PLEASING ELEVATION



DETAIL OF LIGHT STANDARD.

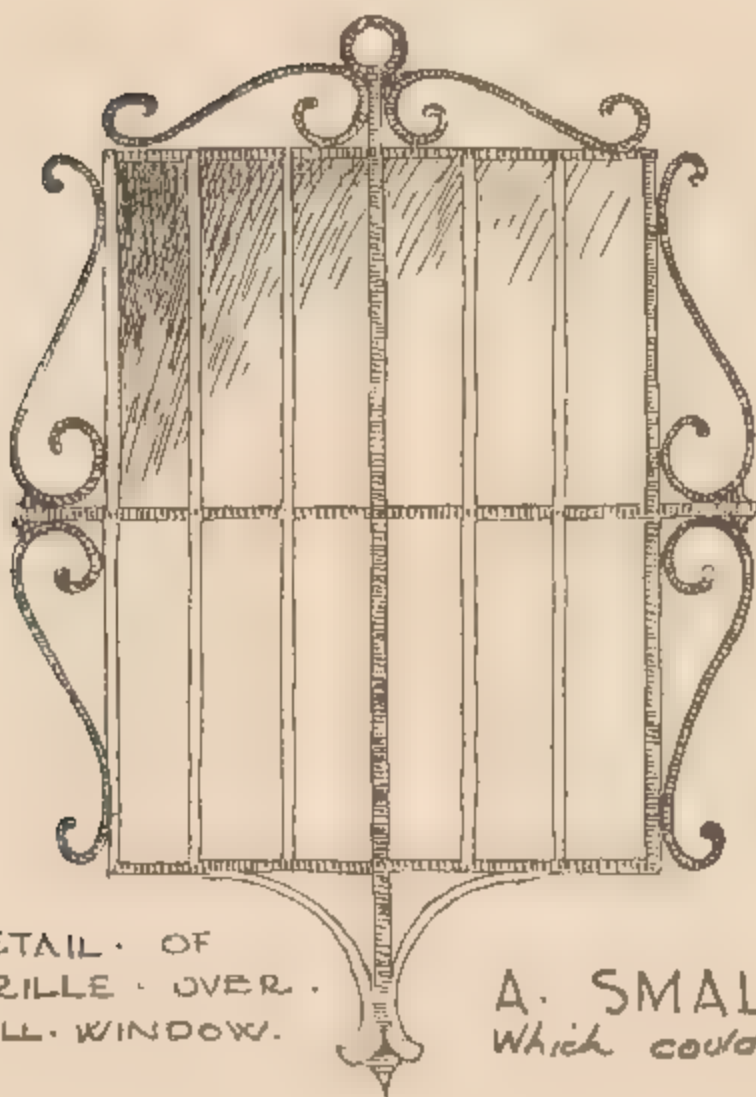
MODERN DESIGN FOR HOUSING TWO FAMILIES.

A TWO-FAMILY UNIT.

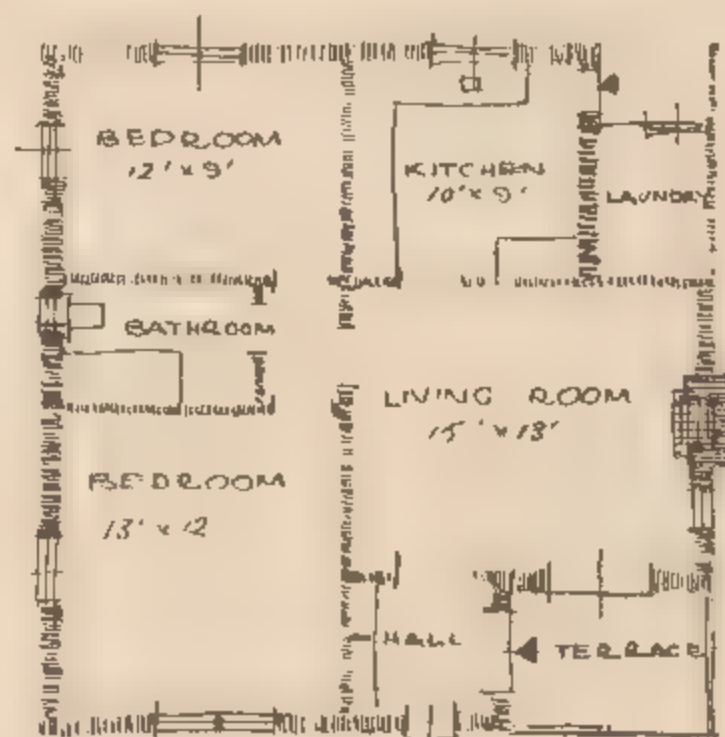
We have here two more modern flats under one roof. Each unit is provided with its own entrance and is self-contained except for the laundry, which is approached from the garden outside, and as the upstairs entrance is not on view from the street the tenant need not be afraid of being caught going up or down with baskets of laundry on washing days, nor putting the garbage out by the front stairs as is so often the case in these flat buildings. Both flats have been provided with two bedrooms and the usual offices, all conveniently enough arranged. The rooms would be bright and airy, though the top flat, with its flat roof, may become very hot. The perspective shows the front entrance of the downstairs flat at the side. The porthole window on the left helps to light the upstairs kitchen. The little homes would suit couples with two boys or two girls for which family the planning would be adequate.



VIEW SHOWING FRONT OF COTTAGE.



DETAIL OF
GRILLE OVER
HALL WINDOW.



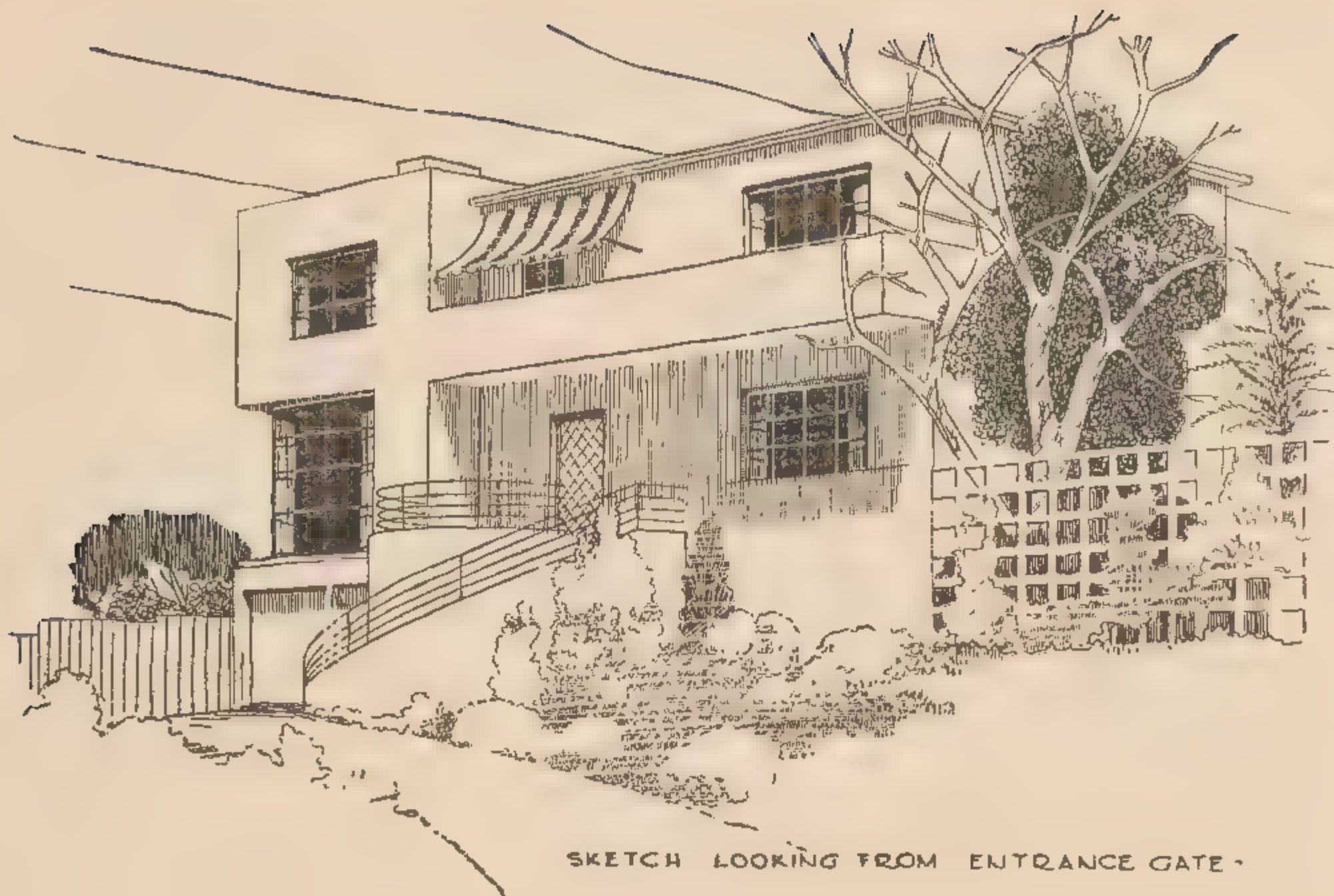
GROUND PLAN.

A. SMALL WORKMAN'S HOME.
Which could also be adapted to a "semi."



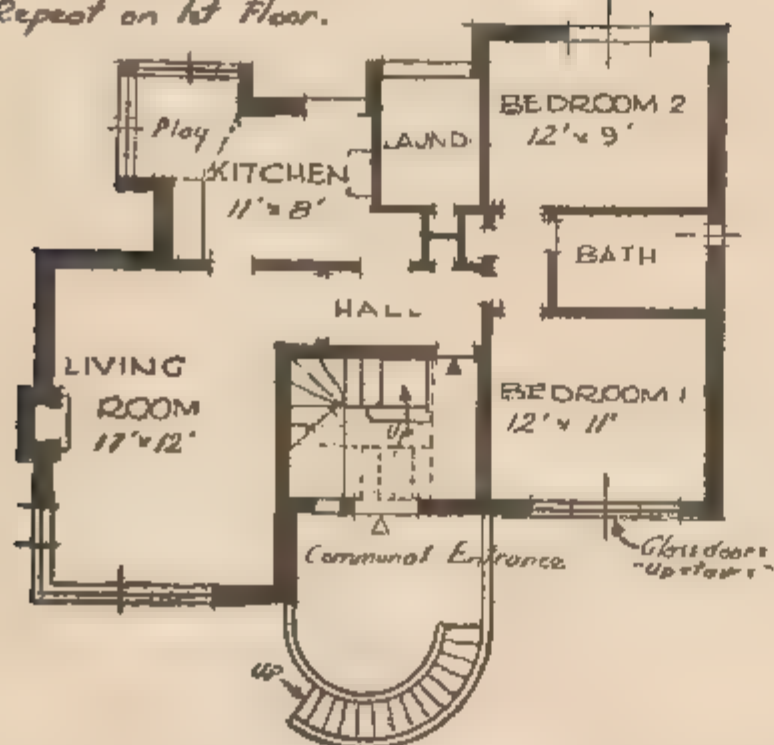
HOME IN THE SPANISH STYLE.

For a little while it looked as though the Spanish style was going to become very popular in Australia, but, while many very nice examples of domestic work were erected, the fashion did not last very long. It is hard to know exactly why the style dropped out of favour, for it has many characteristics that should make it suitable for this climate with modern materials. Our designer has shown how it may be adopted for small house design. It would add a certain touch of romantic colour amongst a street of the drab houses the workers have been used to hitherto. The detail can be very interesting and ornamental and need not be over costly to reproduce, as can be seen by the drawing above. Needless to say the Spanish tradition does not include the plan, which is much as we would desire it, even if not what we are accustomed to find in the low-cost home.



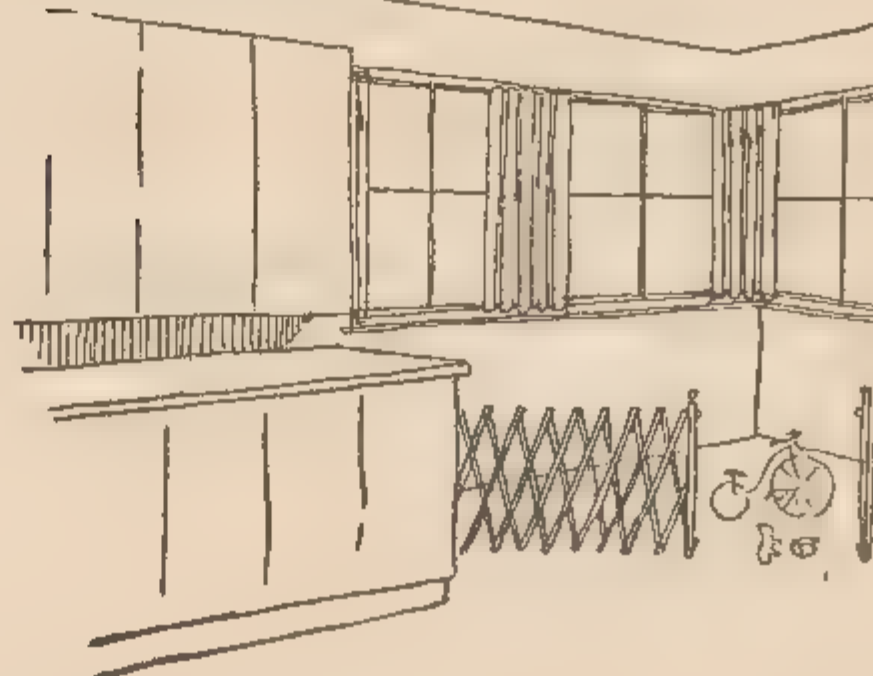
SKETCH LOOKING FROM ENTRANCE GATE.

GROUND FLOOR PLAN.
Repeat on 1st Floor.



DETAIL IN KITCHEN.

In the "window corner" of the kitchen is provided a simple folding fence which is used to keep children under notice while at play.



TWO FLATS OF THREE ROOMS AND KITCHEN.

The design of this building is essentially modern, but the circular stairway approaching the main entrance and the colourful cantilever type of sunblind on the balcony afford it quite a note of the Italian Mediterranean. It is a style that should suite the foreshores of our many waterways, where no activity on the water or beauty of the scene need be missed by the occupants in their hours of ease. With bright flower boxes and massed annuals in the gardens, with shrubs in tubs and bright sunblinds and window curtains such buildings may be made bright and cheerful additions to the waterside suburbs. Here the large windows are too high off the path to enable the curious people passing by to gaze in. The interior is all that could be desired to please a young married couple. The little play alcove off the kitchen is an excellent idea for the mother who dares not leave her young baby to his own devices while she prepares the meals.

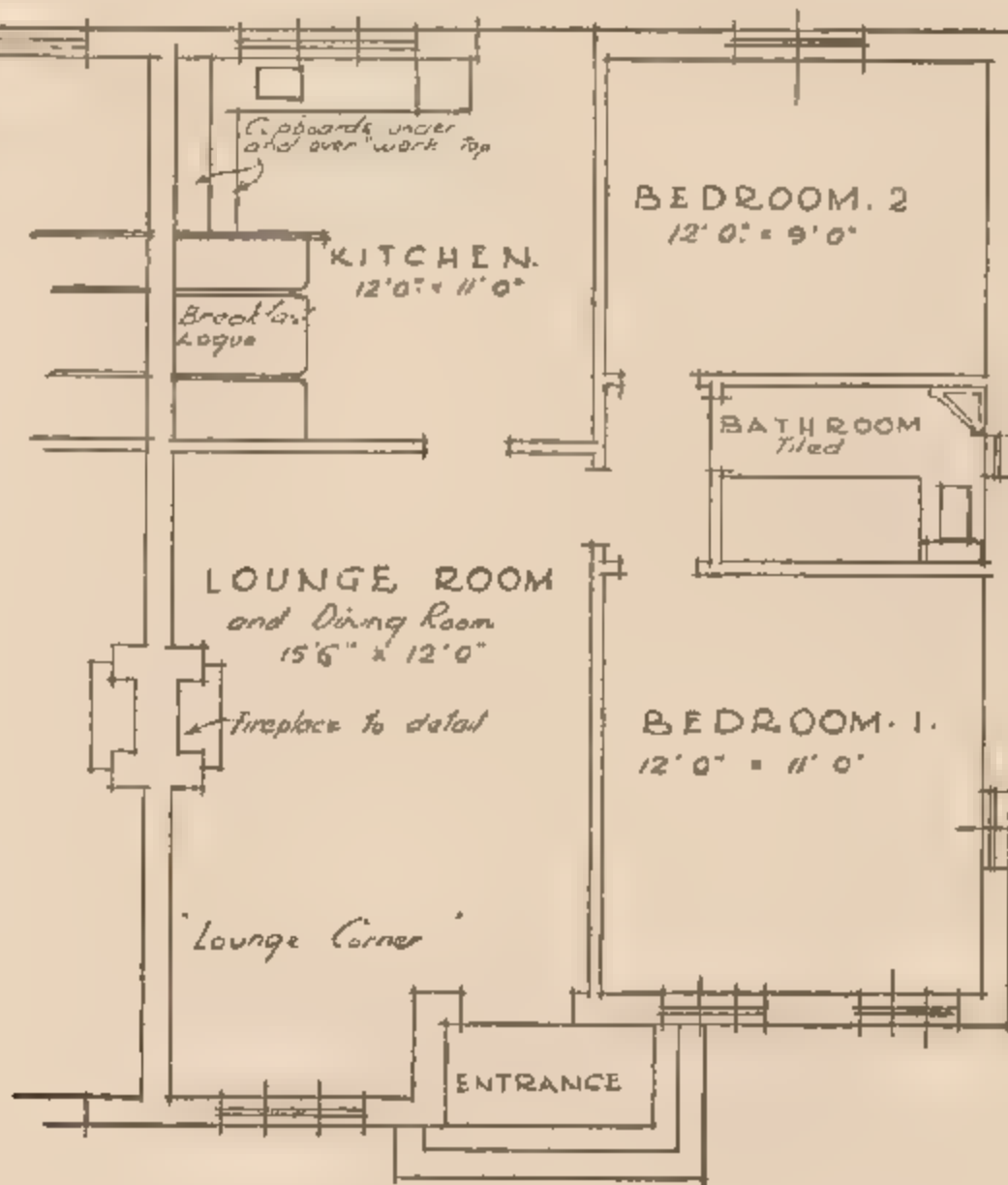


PERSPECTIVE SKETCH FROM FRONT.

Laundries situated in rear garden

SMALL SEMI DETACHED HOMES. SUITABLE FOR WORKMAN WITH ONE CHILD.

The plan provides one large Room, which is designed so as to combine the normal Dining and Lounge Rooms, a large kitchen with Breakfast nook and two Bedrooms of normal size. All modern convenience and appliances also being provided



GROUND PLAN.

CHARMING SIMPLICITY.

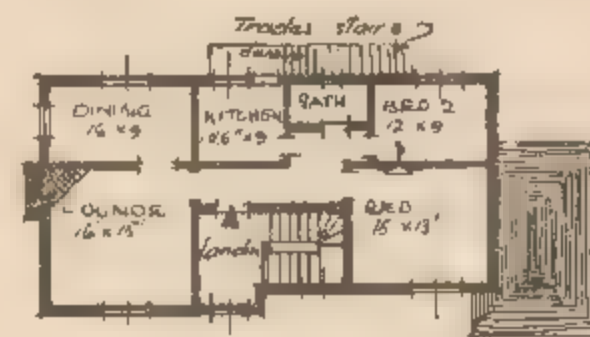
There may not be anything remarkably original or outstanding about these cottages, but their straightforward simplicity is their chief charm. In any case there are many people who do not wish to be conspicuous, even in the type of building they live in, and one of these semi-detached cottages might easily suit them. There is no waste space at all. The Lounge conveniently serves as Dining and Living Room, since a meal alcove is provided in the large kitchen. Shutters to windows are a logical and decorative feature which should be more often used in a sunny climate like Australia.



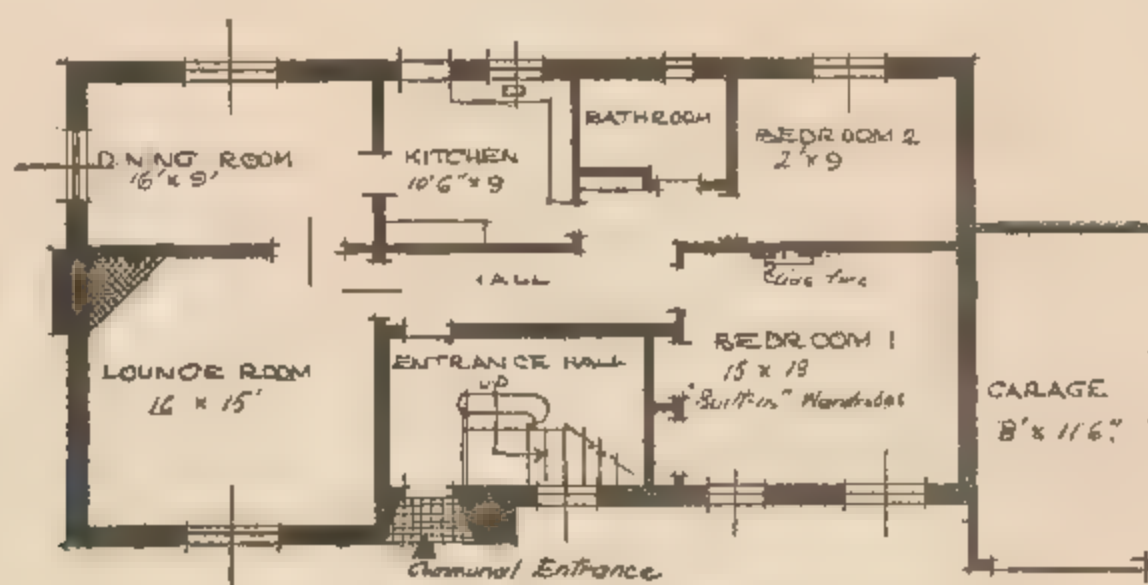
VIEW FROM STREET.

WHAT COULD LOOK MORE
HOMELY AND RESTFUL?
A DUPLEX EXECUTED IN "ENGLISH" STYLE.

*Walls are brick, multi coloured and textured.
The roof is of deep brown tiles and the
window sashes are painted white, shutters green.*



FIRST FLOOR PLAN



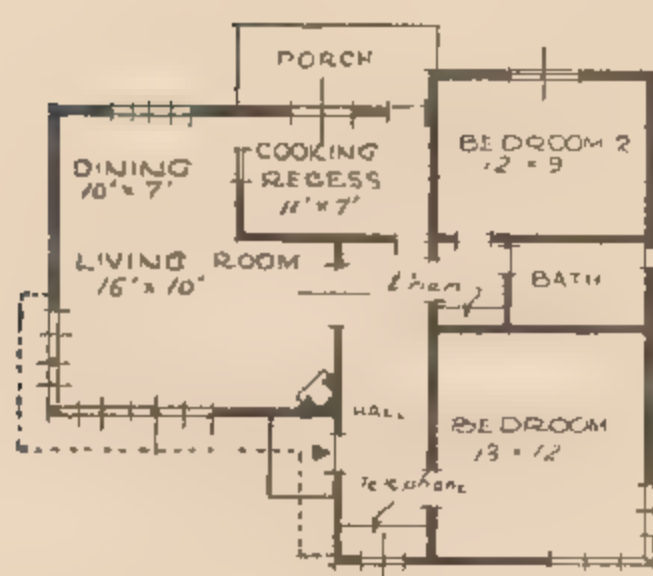
GROUND FLOOR PLAN.

TRADITIONALLY ENGLISH.

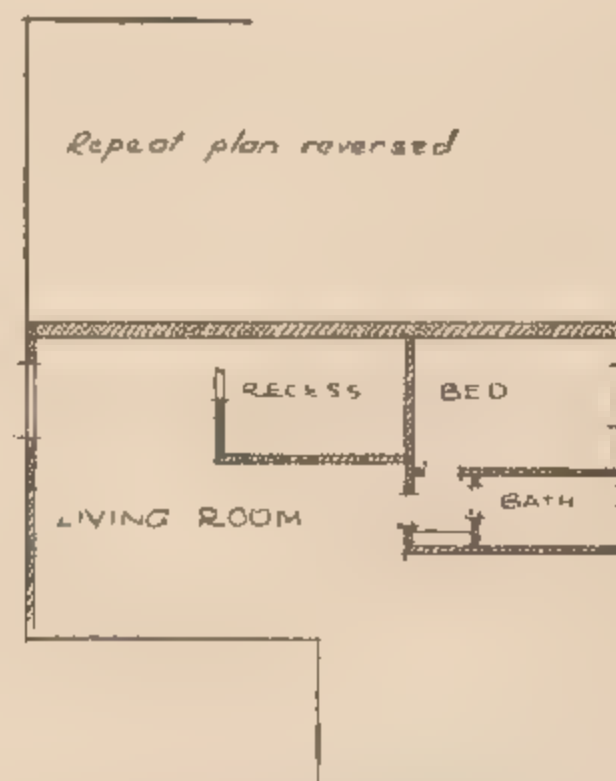
Since what are known as Georgian times, the simplicity and beauty of English domestic architecture will take a lot of beating, and at the present time the English conception of what a private house should be is unsurpassed in any part of the world. The example here reproduced is a very fair example. It exhibits a quiet dignity that must appeal to anyone with good judgment in such things. The planning is in keeping with the attractive elevation, and should be convenient to live in and comparatively easy to work without domestic help, which is a consideration these days. The building provides for two families of equal size. The top flat may share in the main entrance, but is afforded its own tradesman's entrance by an outside staircase communicating with the kitchen. A garage is available for one tenant.



A CLOSE-UP FROM ENTRANCE SIDE
 Showing simplicity of design and construction
 The circular window may be of glass bricks
 or ornamental coloured glass



GROUND FLOOR PLAN.

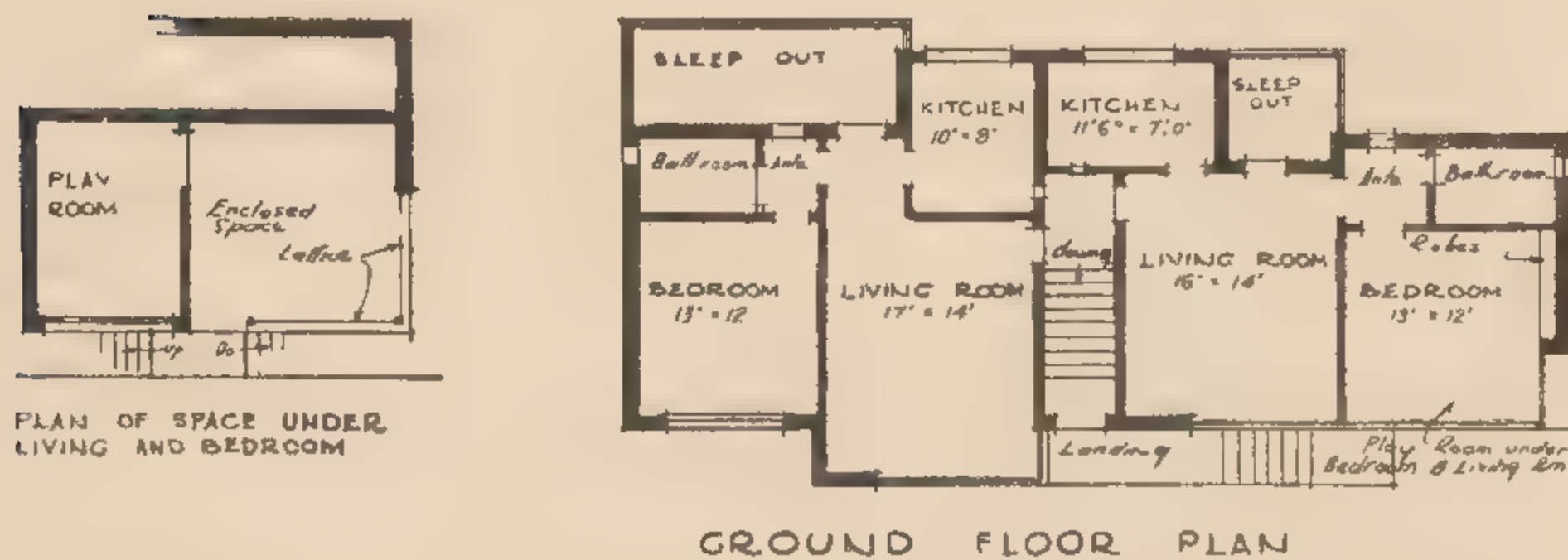
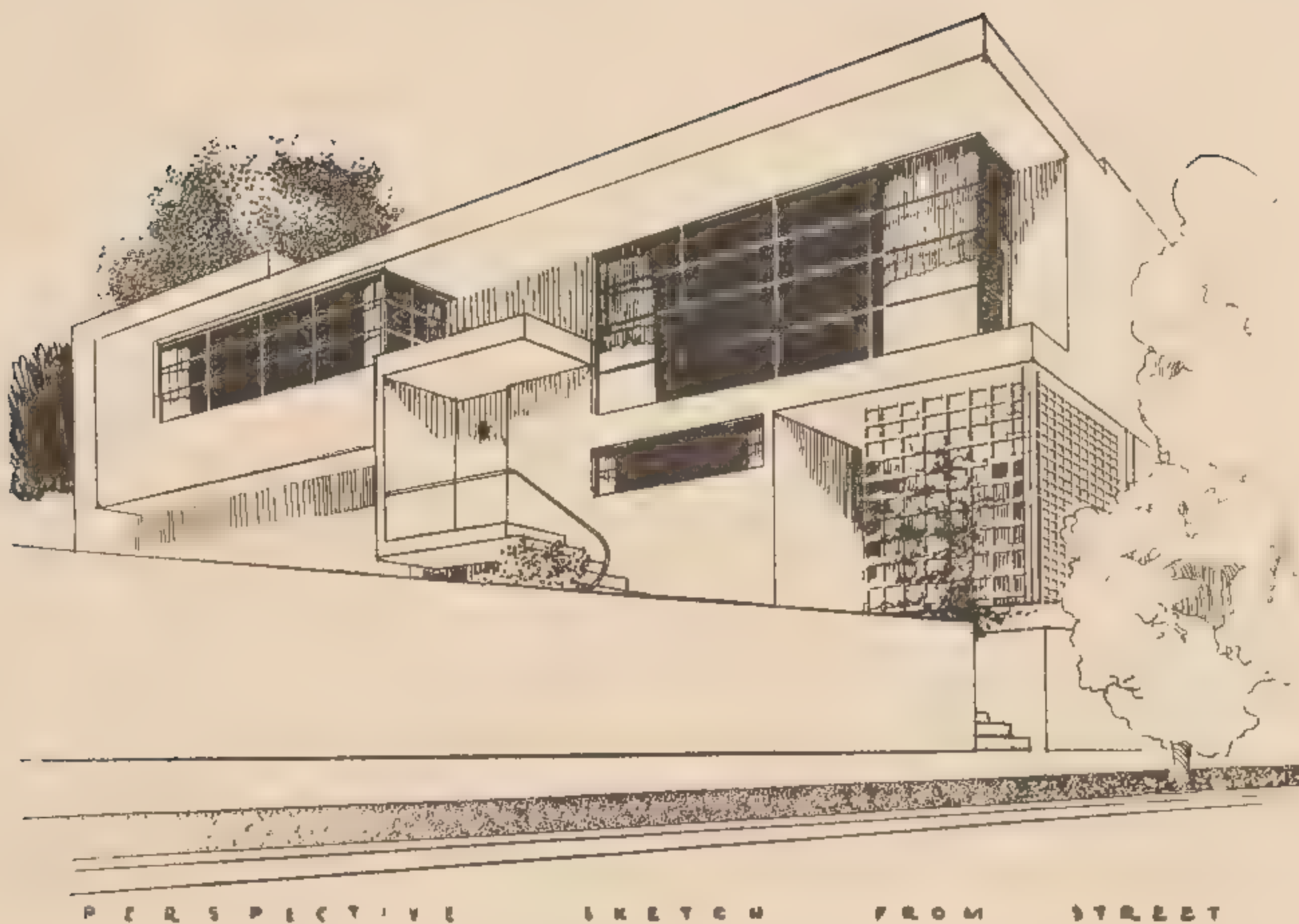


PLAN SHOWING ARRANGEMENT
 OF PARTY WALL WHEN THIS PLAN
 IS USED FOR A SEMI-DETACHED

DESIGN FOR A SMALL WORKMAN'S HOME IN TIMBER

MODERN HOME IN TIMBER.

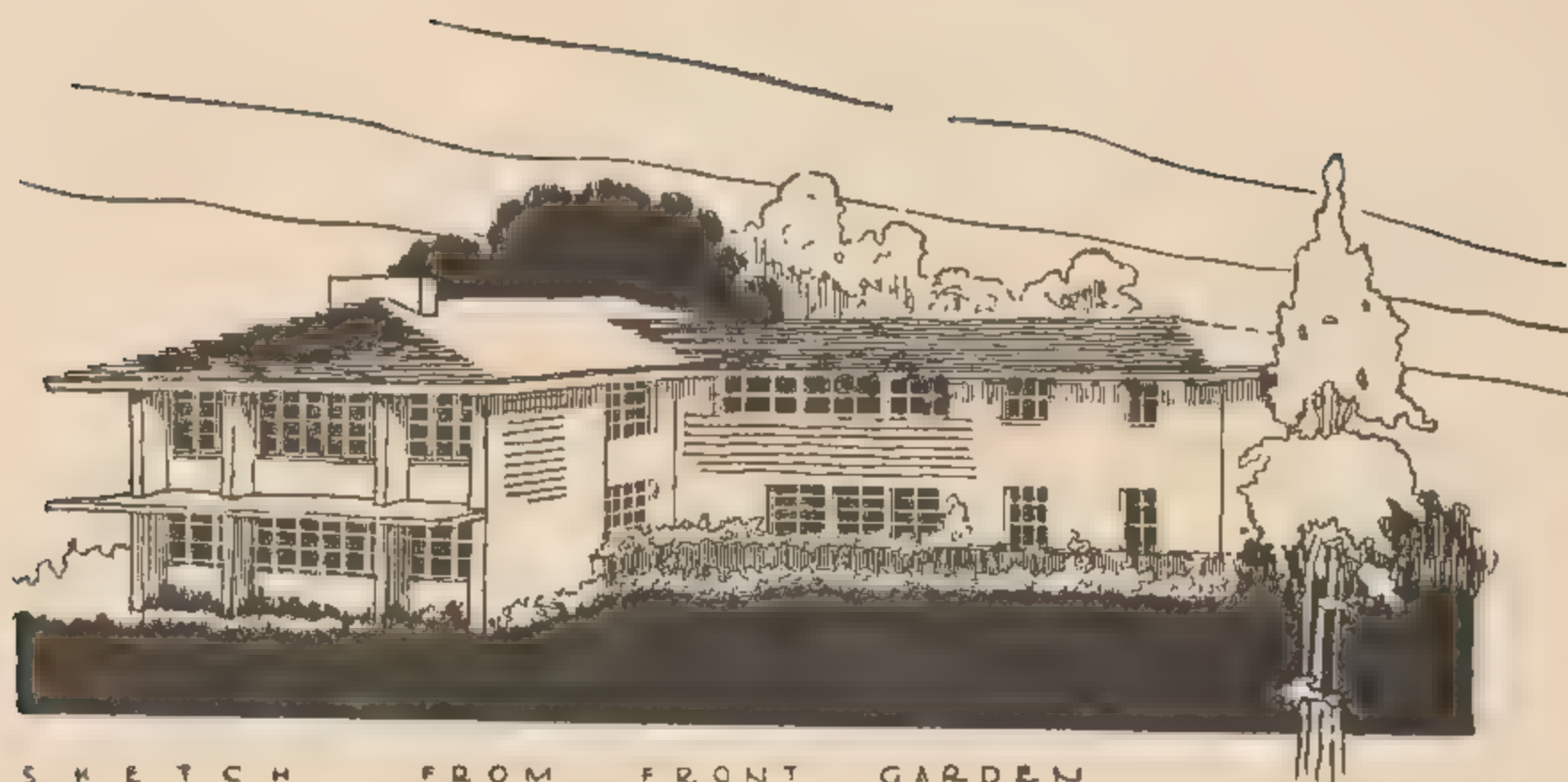
This is a type of design most frequently seen in concrete but the designer shows that it can be equally successful in timber, where, indeed, the lines of the weatherboards accent the horizontal character of the structure, just as the little "porthole" window provides an interesting note of contrast to the general lines. If one cannot live outside one must do the next best thing and bring the outside in, thus modern designers include these large windows affording extra spaciousness to their interiors. The arrangement of the living room, dining alcove and cooking recess, the size of the hall, and the logical grouping of the bedrooms make this small home convenient and attractive.



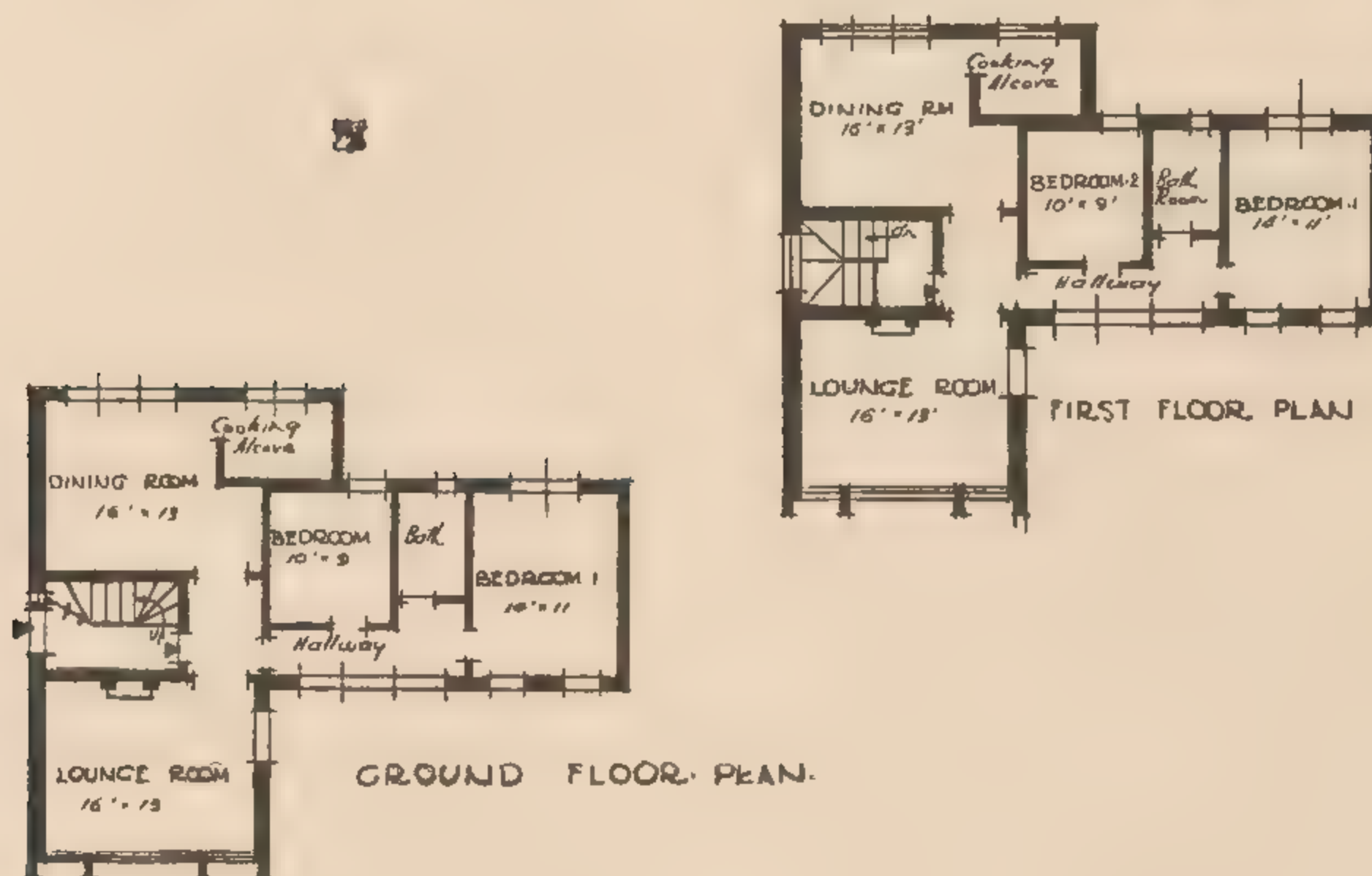
A MODERN DESIGN... FOR TWO SMALL FAMILIES

A MODERN DESIGN FOR TWO SMALL FAMILIES.

To have a cottage unit raised to the virtual height of a two-storey residence, so that one is living upstairs with an abundance of light and air; to have an enclosure and play-room for the children beneath the house, where they can play in safety, without fear of their being knocked down by a passing motor car, as is so often feared where playing grounds are some distance from the home, and also where the noise, toys and litter may be kept from the hearing and sight of other members of the family who may like a little quietness and tidiness, are qualities surely worthy of our consideration, particularly in homes with restricted space, like the above. The elevation is very imposing considering the minuteness of the flats, which contain only a Living Room, one Bedroom, Kitchen and Sleep-out, but both are quite self-contained and satisfactory, and the exterior is extremely modern, taking advantage of all the characteristics of concrete construction with its corner windows of large size, and cantilever awnings, without visible support. A fanlight above the awning over the entrance would be necessary to light the stairs.



SKETCH FROM FRONT GARDEN



TWO-UNIT SCHEME FOR A 55' 0" ALLOTMENT.

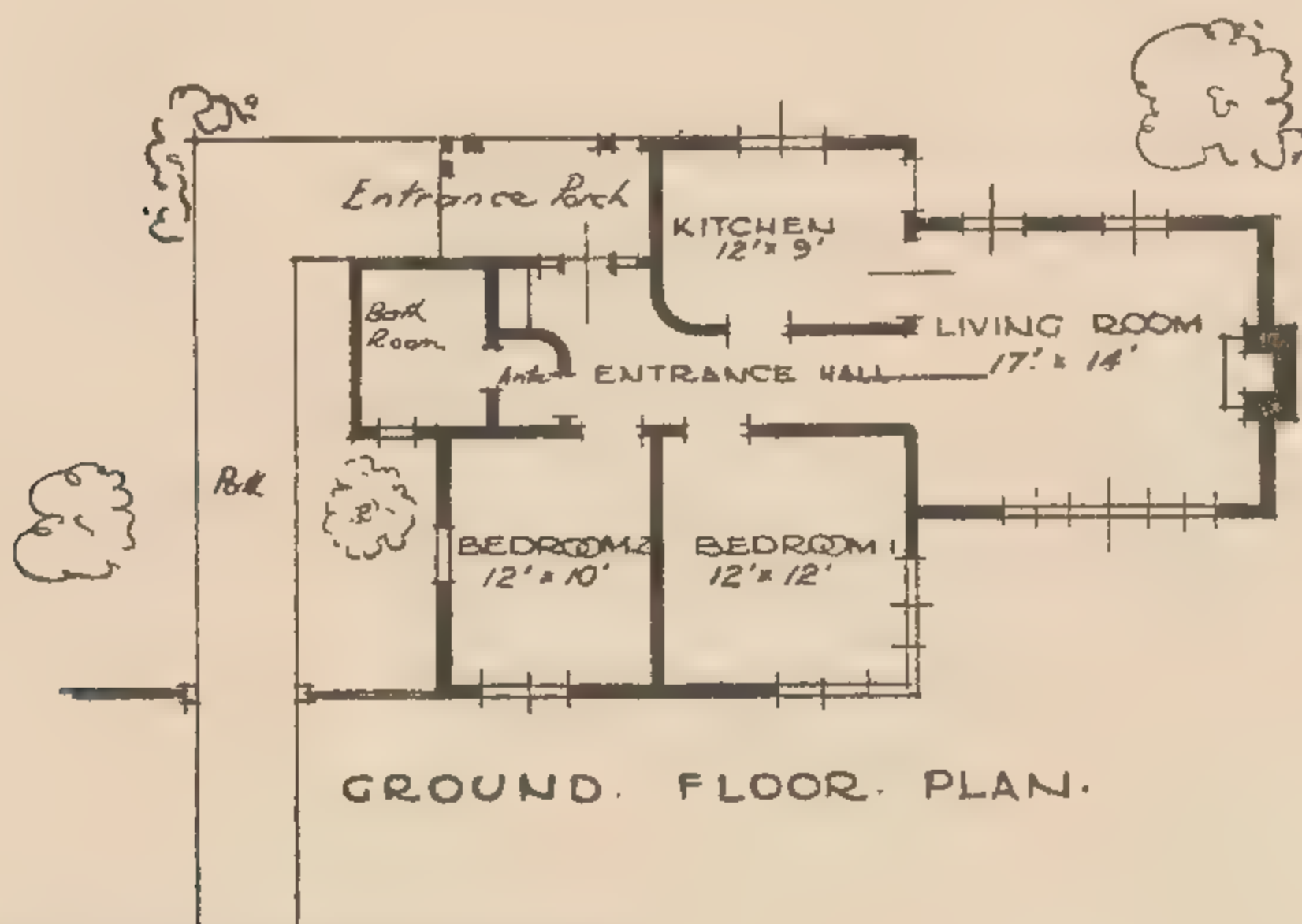
TWO FOUR-ROOMED FLATS.

Although a fifty-five foot allotment is not very large the perspective makes this building look quite imposing, this is possibly due to the sketchiness of the drawing which, while giving an impression of the building, does not conform strictly to the plan, so that greater length is given to the bedroom wing, the dimensions of the wall space between the windows appears to be far greater than it actually is; the windows on the top floor differing to the plan. However, the design itself is satisfactory, but a little more space should be given to the building to allow of more room for the entrance and staircase. This is crushingly cramped and there is not nearly enough headroom at the entrance. To get the desired height for the downstairs rooms the stairs, as designed, would be mean, steep, and dangerous, and is out of keeping with the dignity of the exterior. The cooking recesses are not very generous for the size of the flats.



PERSPECTIVE SKETCH

A 'COSY COTTAGE HAVING TWO BEDROOMS · LIVING ROOM · & KITCHEN



GROUND FLOOR PLAN.

A RURAL COTTAGE WITH THE STAMP OF HOME UPON ITS COUNTENANCE.

The rural workers homes in Australia have not, up to the present, been of a very desirable type, but, in the future, with a sincere effort by everyone to make things more comfortable for people in outlying parts, we can look forward to the erection of more attractive homes of this class. Too frequently people who migrate to the country from the cities, to enjoy the delights of country conditions and scenery, convert their little corner of the countryside into a replica of the small mean suburban home from which they originated. Let our designers create a rural style that will fit into the Australian scene, and not encourage owners to erect suburban villas and cut down the trees and cement all the pathways to conform to it. There is nothing wrong with a real home like the above in amongst the gums, with windows from which two-way views can be obtained, but an Australian country home without a verandah is rather an anomaly. The rounded corners in the hall make a pleasing approach, one enables the bathroom to be screened and the other does away with a protruding and obstructing corner from the kitchen.



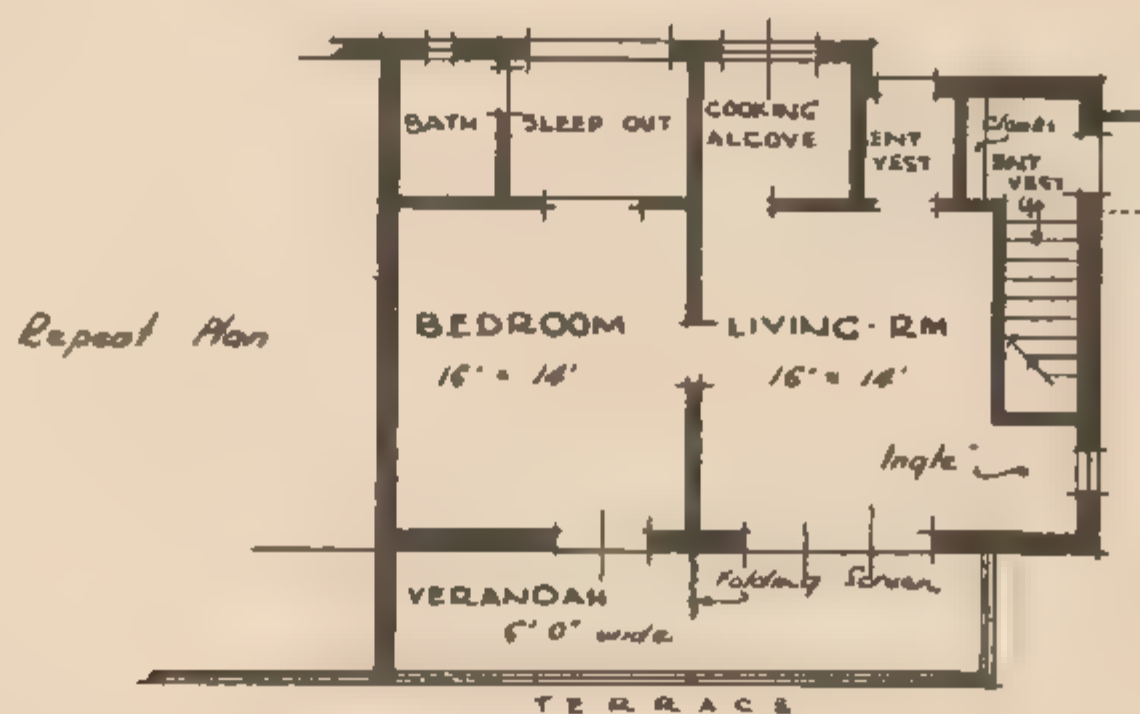
PERSPECTIVE · FROM · FRONT · LAWN ·

A. MODERN FOUR FLAT SCHEME ·
DESIGNED ALONG · SIMPLE · LINES ·
CONTAINING · LIVING · ROOM · WITH · GLASSED-IN
VERANDAH · BEDROOM WITH · SLEEP-OUT
COOKING · ALCOVE · AND · BATHROOM

8

CONSTRUCTION
OUTLINE

Mainly re-inforced concrete
with metal-framed windows

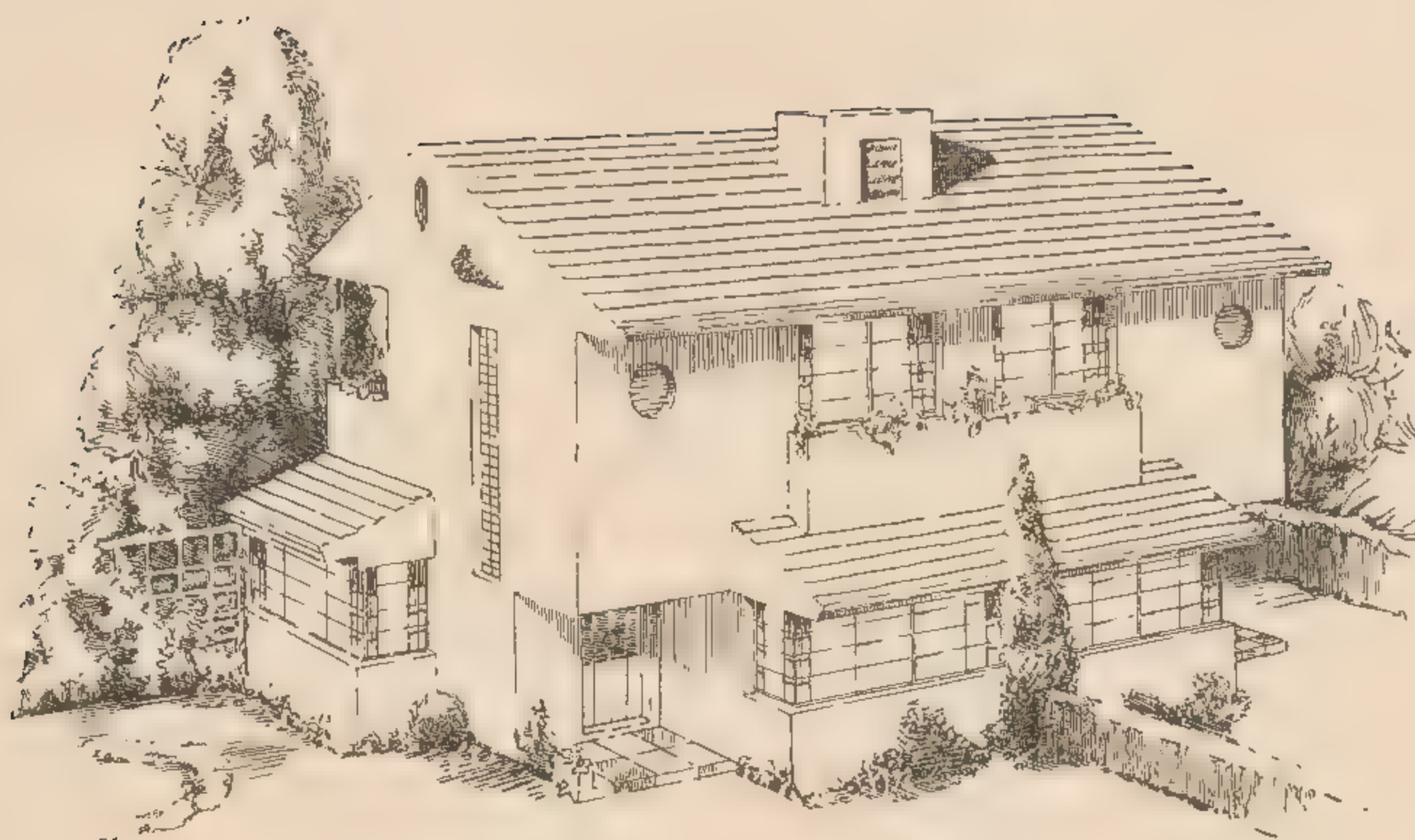


Repeat Plan

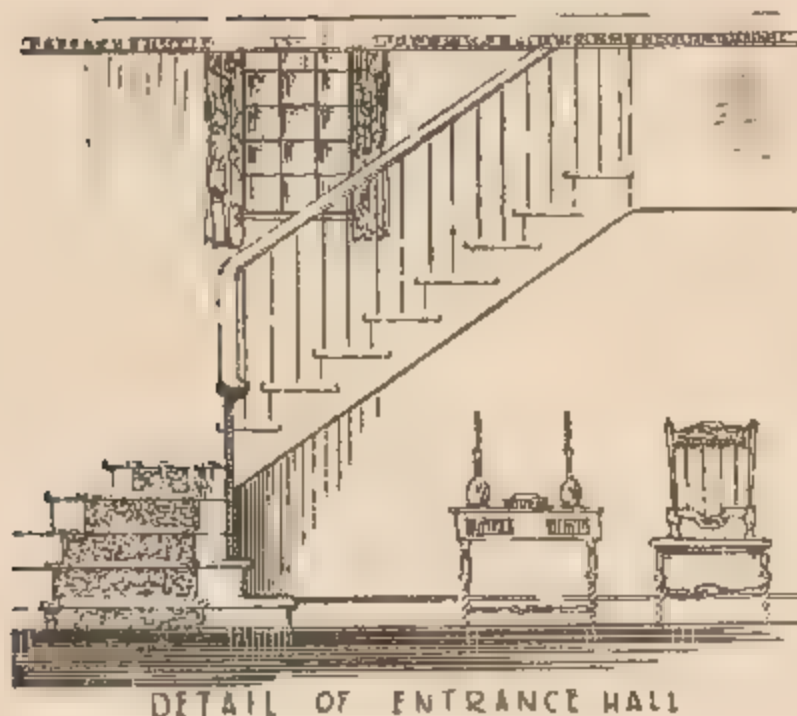
GROUND · FLOOR · PLAN ·

MODERN FLATS.

We here see our designer's idea of what two specially contrived small flats should be like to suit modern conditions, and, when we compare it with the dreadful examples of the small "converted" flats we have seen in the past, we must own that this is a decided advance in the right direction. The flat merely consists of living room, cooking alcove, bedroom, sleep-out, and verandah, but, at least, there are the facilities for the occupants to preserve their self respect and dignity, and the closed-in verandah, while allowing the interior to obtain plenty of light and air permits some protection against dust and high winds, and the passer-by is protected from the sights of flapping blinds, unsavoury bedclothes, and the motly mess of bits of board, window pane, lattice, and screens which were once the characteristics of the "converted" kitchenette and sleepout in any of our city or suburban buildings.



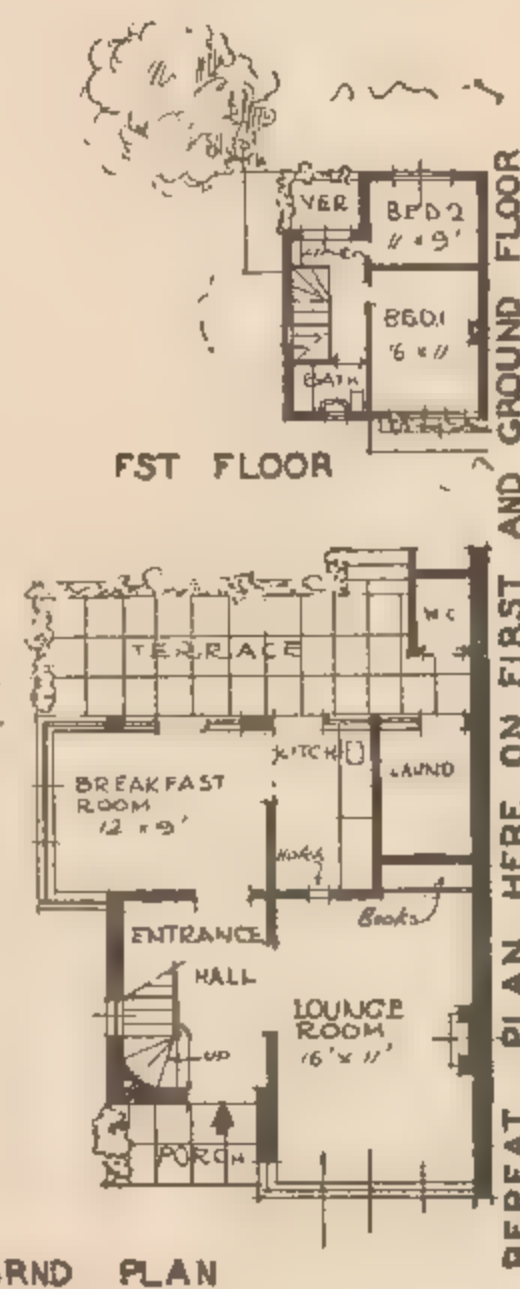
sketch from front



DETAIL OF ENTRANCE HALL

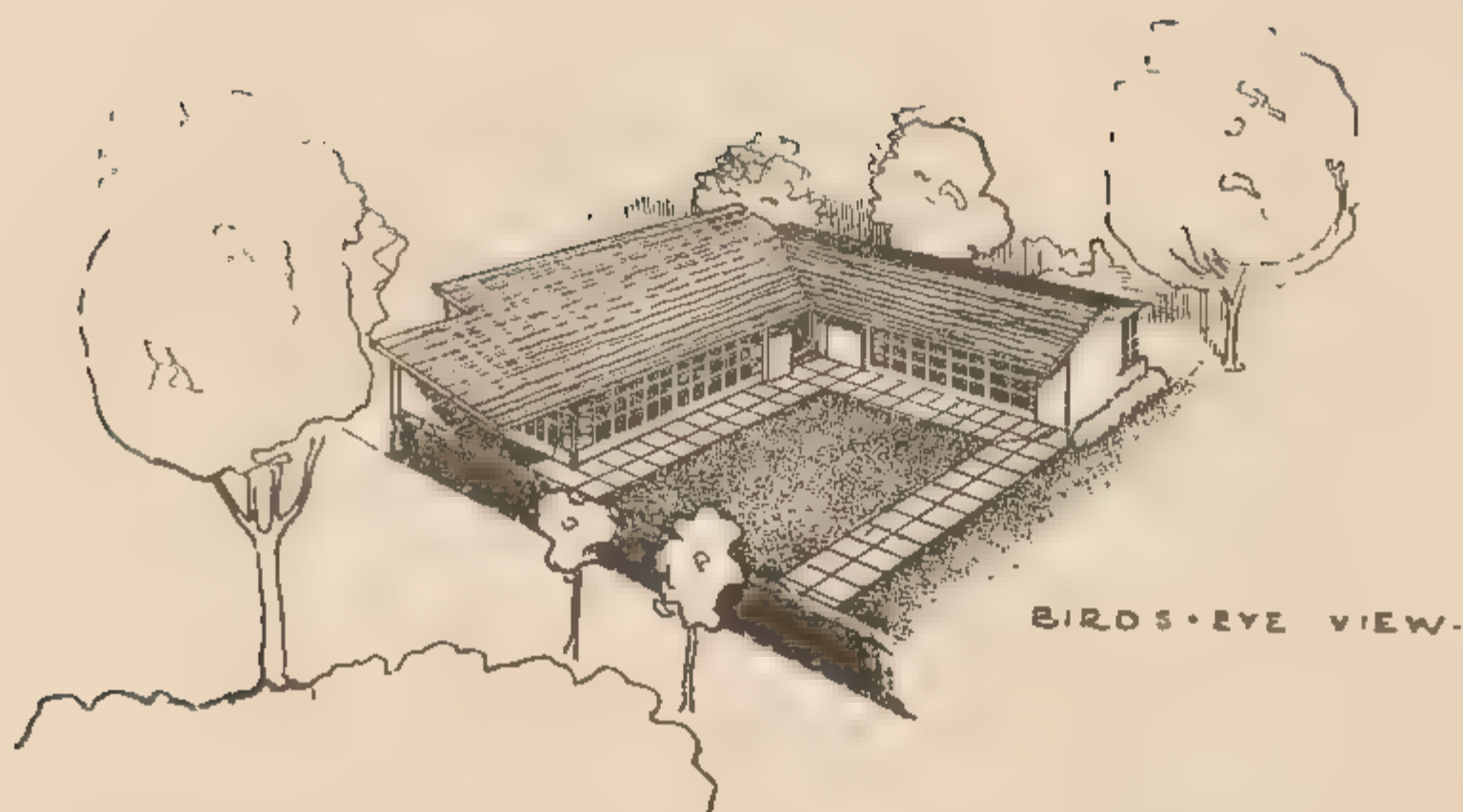
SUGGESTED DESIGN OF DUPLEX FLATS

*Effect of design is based
on clean lines and
simplicity of construction.
The planning is carried
out with the least
amount of waste space
and provision made for
an abundant amount of
sunshine and air.*



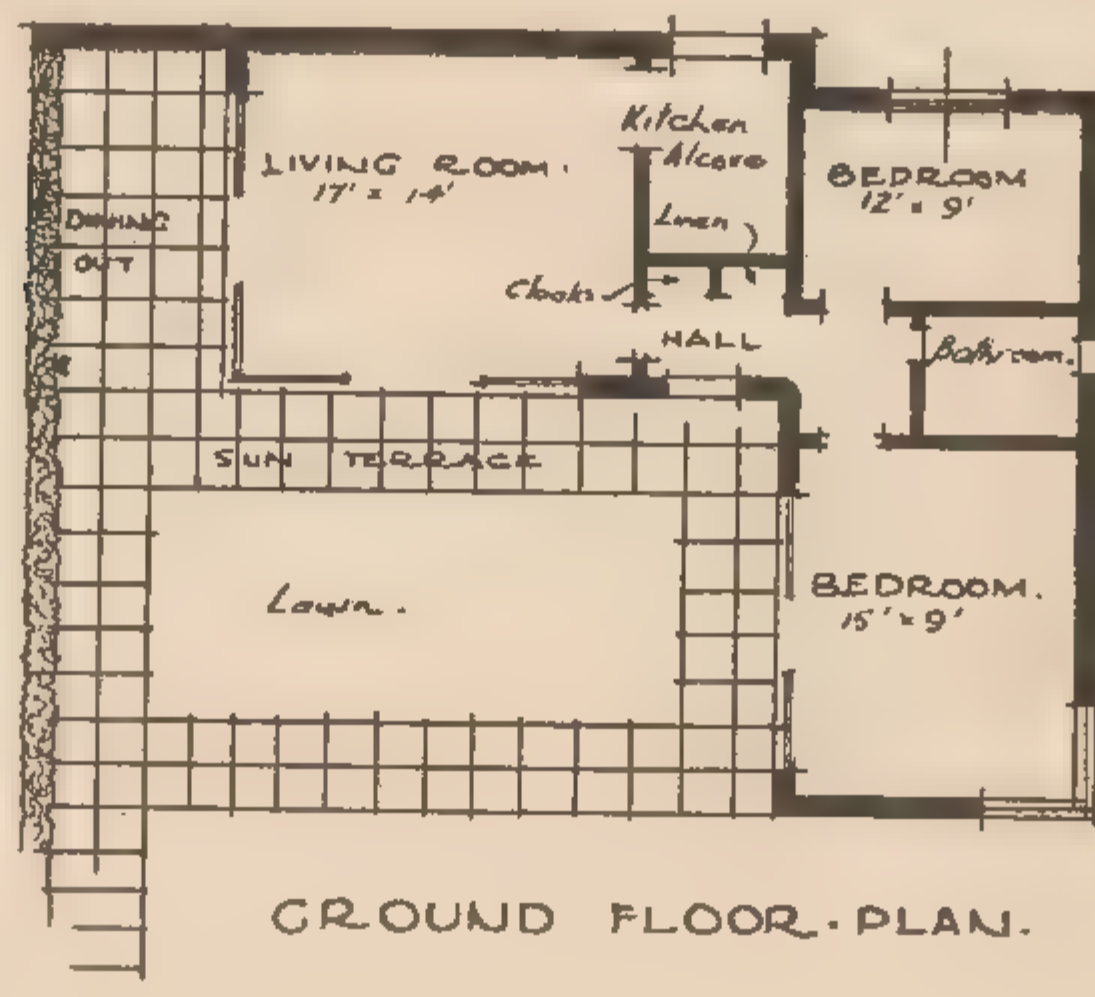
A PAIR OF SEMI-DETACHED HOUSES.

It is seldom that the back view of the four-roomed semi-detached houses of the past era have been as pictorial and interesting as that shown in the above drawing which depicts two nicely contrived homes of this size with the necessary conveniences designed in the modern manner, but not having the flat roof, which is so frequently a feature of the more advanced examples. If it were not for the dividing hedge, one would not know it was two houses at all but rather a symmetrically designed family home. The arrangement should make for rather attractive interiors, as, for instance, the vista of the staircase, with its tall window, as seen from the Lounge, and perhaps, an equally entrancing view of the terrace, with the garden beyond, seen through the door and windows of the Breakfast-room from the Entrance Hall.



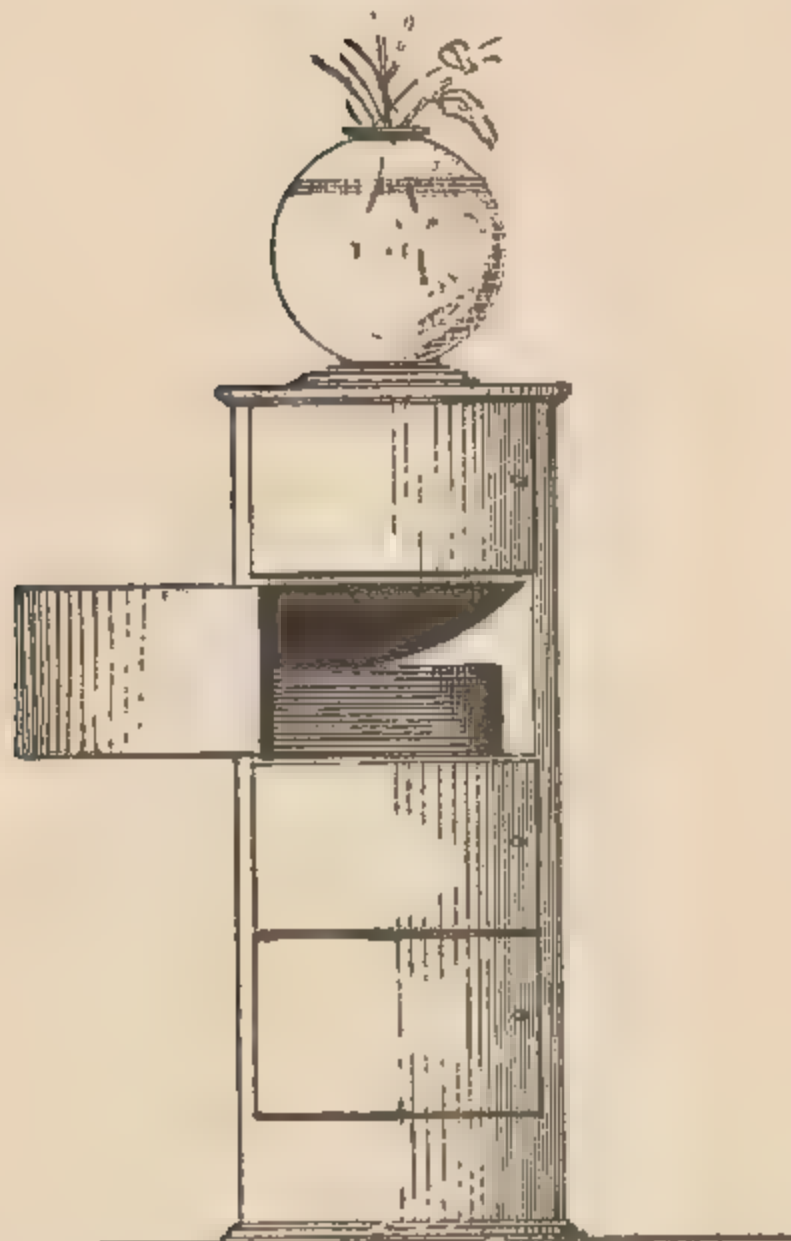
AN ECONOMICAL DESIGN FOR A WORKMAN'S HOME.
Having two Bedrooms, Living Room and Bathroom.

This plan may be repeated in a reversed manner for a semi-detached pair.

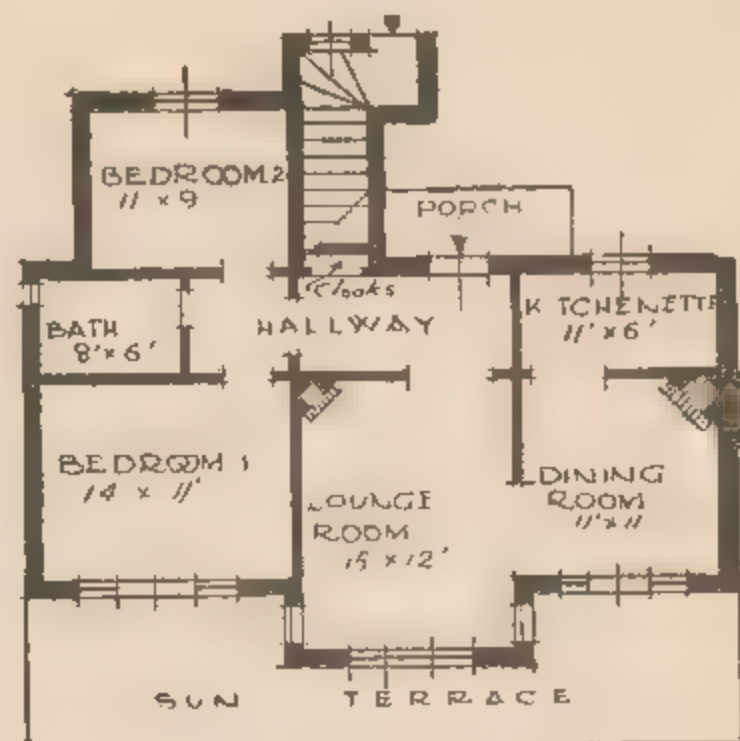


HOME FOR WORKMAN WITH SMALL FAMILY.

This little home would be very comfortable to live in, providing that it was not too hot in the living room on sunny days. The shallow roof often looks well on bungalow types, but the higher pitched ones are the more comfortable to live under in warm climates. When it is a matter of costs, however, designers and builders will try anything, and this one would look well enough from the front, although it might leave something to be desired at the rear. The living room should be a particularly pleasant one for a workman's cottage, and has off it a roofed-in portion of the terrace which can be used for dining outside or for a play-room for the children. Both the living room and first bedroom would be beautifully light and airy. The bedrooms are isolated from the noise of the living room or the rattle of kitchen crockery which is most desirable when night shifts have to be considered, or children have to go to bye-bye, when guests are enjoying themselves inside, and the planning should make for easy housework by the housewife, who herself, may work away from home.



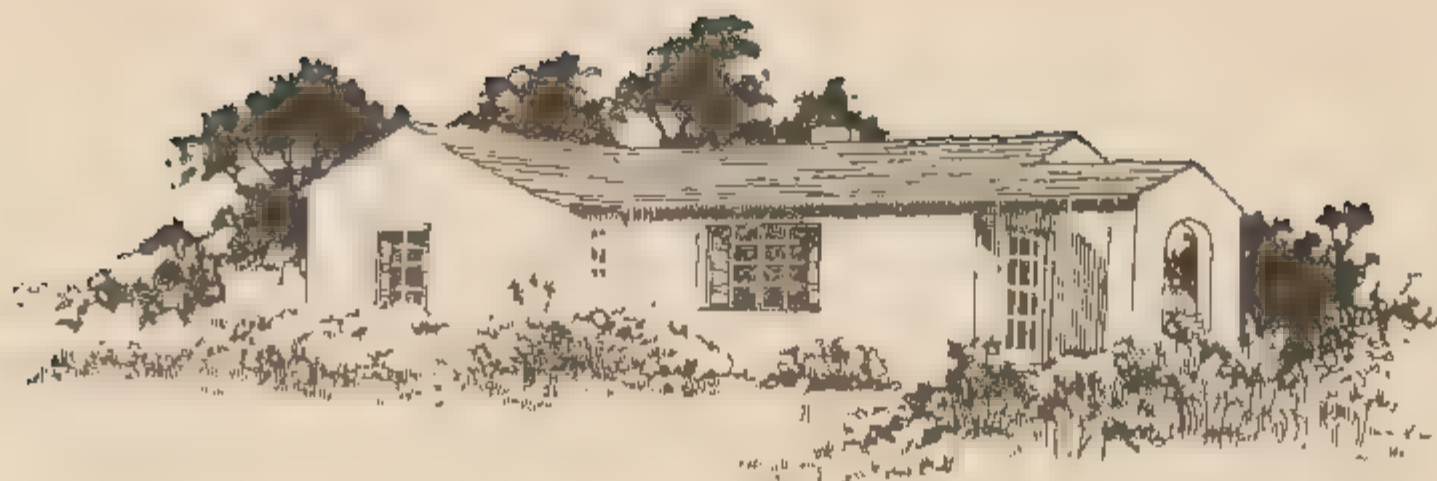
DETAIL OF CIRCULAR GRAMAPHONE
RECORDS CABINET.



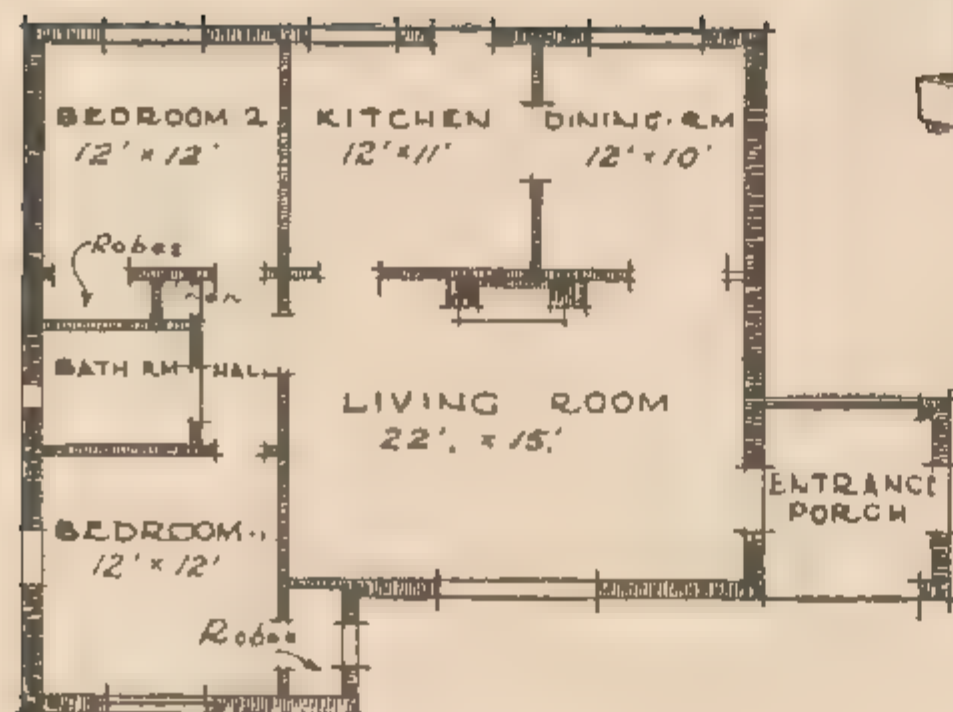
GROUND FLOOR PLAN
The same planning being used for 1st floor

FLATS IN THE ENGLISH MANOR HOUSE MANNER.

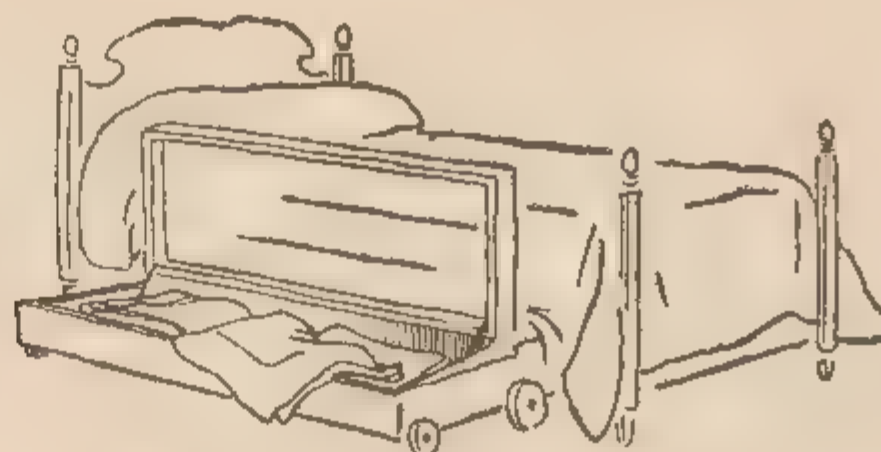
Certainly the style is reproduced in its most simple form but we are sure that any of our Australian friends, with English relatives, would get quite a thrill with the thought of having a flat in an English manor type of home. It is however, a style which looks its best in grounds with plenty of trees, and in a flat area, without trees, it would lose a good deal of its original character. Nevertheless the building is pleasing, and there is little to complain about in the planning. Both flats have their own separate entrances, which is much the better plan if it can be arranged. It is not clear why the bedroom and dining-room have windows down to the floor opening on to the Terrace, and that of the Lounge Room does not. One feels that this feature would add considerably to the successful appearance of the interior although all these openings might need some protection. Unless there were a wall chute the garbage would have to be brought through the Dining Room and Lounge each day. Obviously a back door has been omitted from the kitchen.



PERSPECTIVE SKETCH.



GROUND FLOOR PLAN.



DETAIL OF BLANKET BOX.

PROPOSED DESIGN FOR A SMALL WORKMAN'S HOME IN BRICK WITH TILE ROOF-GOOD SIZE ROOMS

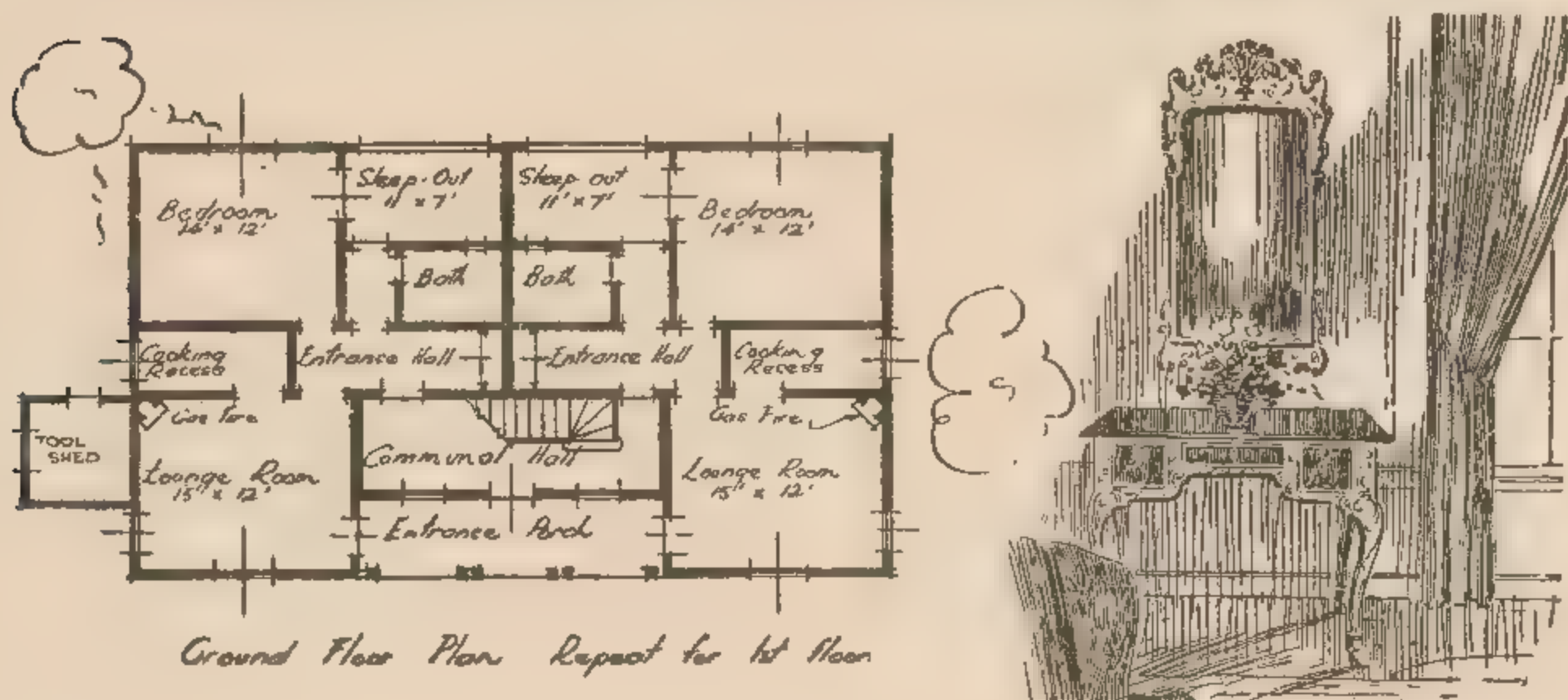
IN THE SIMPLE SPANISH MANNER.

The design shown here is in the manner of Colonial Spanish and is rather suitable for this type of dwelling, where cost is a decided factor, and the planning suits a growing family in that extra rooms may be added, without danger of spoiling the effect of the existing building at some future date. Sometimes this cannot be successfully done, because more rooms mean more accommodation in living room and kitchen but, in this case, both the latter are big enough to serve a larger house. The arrangements are convenient, and provision is made for cupboard space in the bedrooms and for linen, which always appeals to the housewife. The modern kitchen is usually provided with plenty of cupboards and refrigerator space in lieu of the old-fashioned pantry.



Sketch of Front looking from the garden

A CHARMING DESIGN FOR A 'FOUR UNIT HOUSE'
EXECUTED IN AUSTRALIAN TIMBERS THROUGHOUT
12" WEATHERBOARDS. BRICK FOUNDATIONS. TIMBER SHINGLE
FOR ROOFING. FRONT PORCH AND BATHROOMS TILED



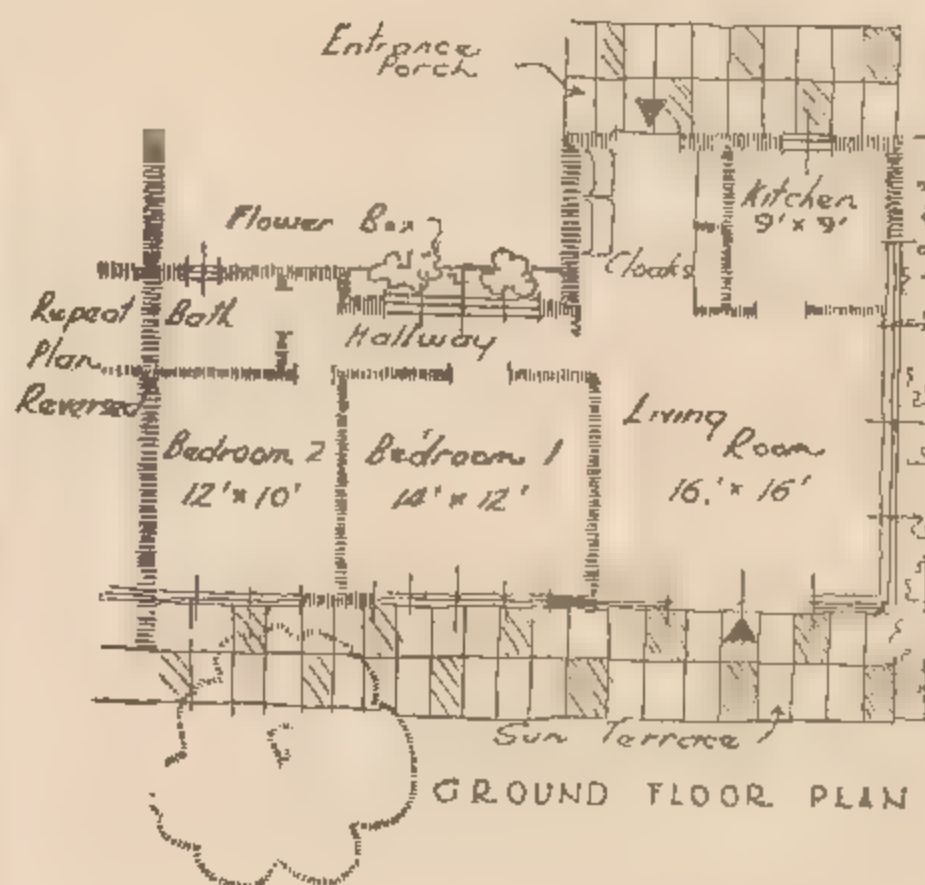
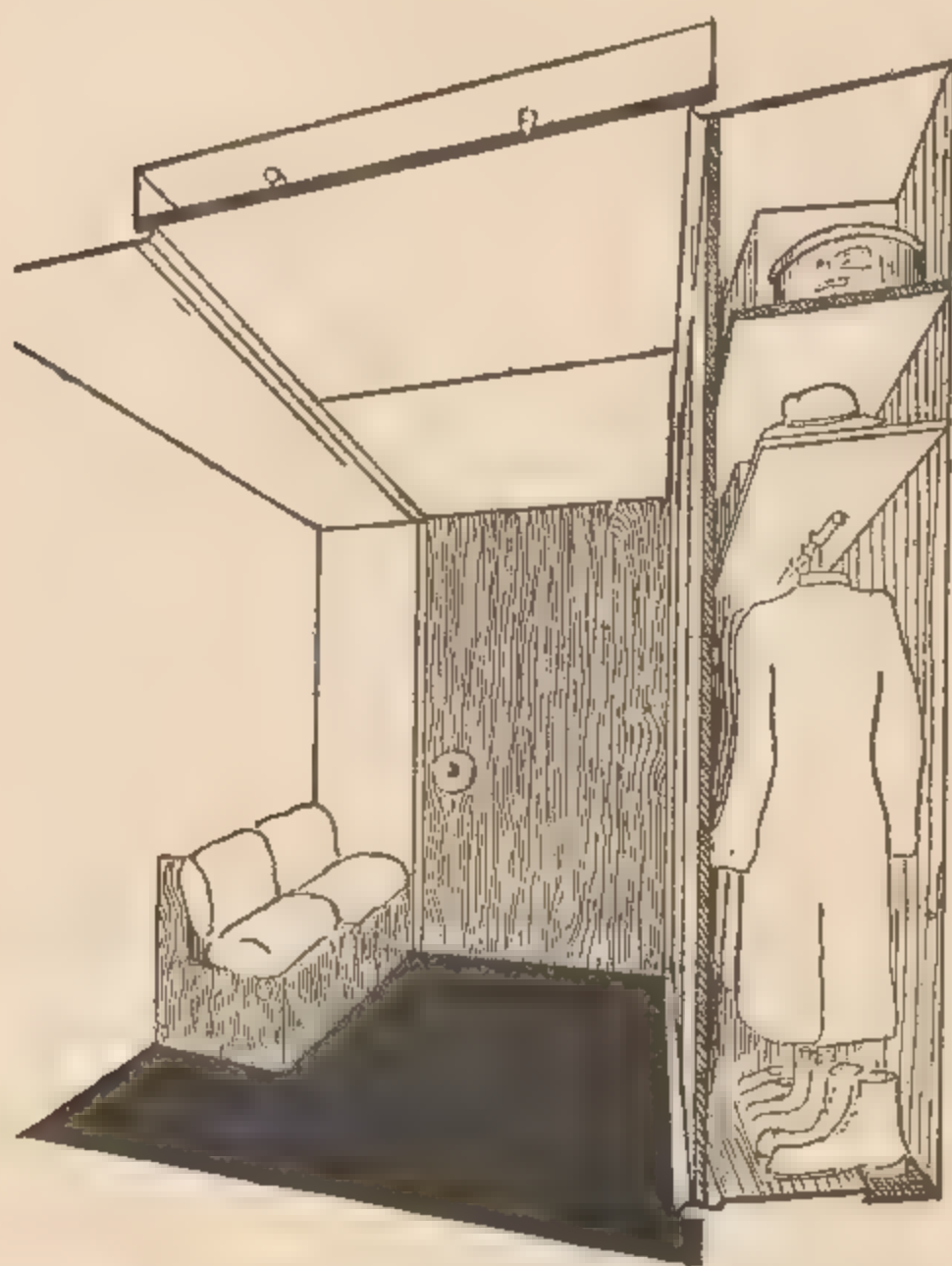
Ground Floor Plan Repeat for 1st floor

GEORGIAN TYPE OF HOME IN TIMBER.

If the timber house ever becomes popular again, it will probably take this form, since it is straight forward and simple in style, and may be kept fresh and nice by means of a moderate outlay on paint, which latter are sure to include many new shades and finishes after the war, which will contribute to the life, brightness, and attractiveness of these structures. We understand the designer was asked to convert a family home into four self-contained flats, so the only part shared by all tenants is the main entrance hall. Each flat consists of lounge, bedroom, sleep-out and kitchen alcove. Gas fires are provided in the lounges. The inner entrance halls would be exceedingly dark, they would certainly require glass panels in the various doors. If creepers got thick over the portico this might be a great drawback to lighting the staircase particularly in view of the fact that all the tenants would have to bring their garbage down these stairs.



SKETCH FROM GARDEN



A. SMALL. MODERN. SEMI-
-DETACHED. PAIR. CONSTRUCTED
IN. CONCRETE. OR. BRICK.
Containing two Bedrooms
Living Room and Kitchen.

MOD.—CON.—LIV.—BED.—KIT.

Not so long ago this design might have been mistaken for the elevation of public tea gardens instead of the back premises of two semi-detached modern cottages. Very nice cottages they are too, designed in the ultra modern style to catch every possible gleam of sunshine and all the air available. Imagine how quickly all the furnishings would fade with so much light. There is scarcely any wall space in the living room. It won't matter a bit if father sings ribald songs in the bath, or sister Flo. talks in her sleep, neither will disturb the people next door, because of the thick parti-wall between the two houses and the baffle walls outside their near windows. The entrance door in the sketch is far too wide and would interfere with the knees of whoever may be sitting on the settee in the hall, which is wide enough to accommodate this appointment as well as some cloaks with hat boxes above. One hopes the building of this house will forecast the end of wars because one would hate to have to blackout the windows—or clean them for that matter. The flat roof and the large amount of glass might make for very warm interiors in the summer, but under normal conditions or on a dull day they might be very pleasant to live in. The rooms, so close to the ground would require to have solid concrete like bathroom floors under the flooring boards or they would have to be lifted to enable a current of air to pass beneath



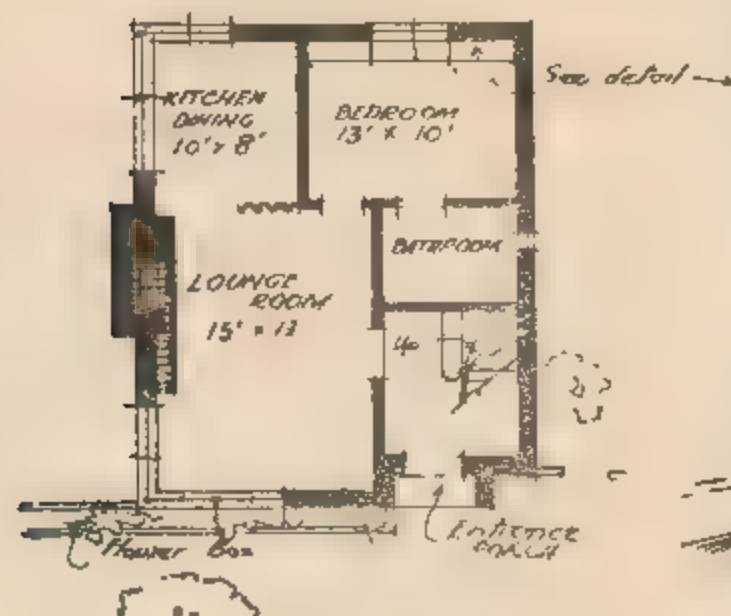
ELEVATION FROM FRONT

With One Bedroom



FIRST FLOOR. Repeat of Ground Floor with extra space in Bathroom for shower or dressing Above, over stairs

GROUND FLOOR PLAN



DETAIL IN BEDROOM



ONE-BEDROOM FLATS.

Some people remark at the seeming inconsistency of people going into flats when a home in its own grounds is so much more desirable. But, apart from the fact that if the cities are to remain of a size that allows its workers to get to their offices and factories within a reasonably short time, the dwellings must show some tendency to house more than their present quota, and must become superimposed rather than spread out further. Then, with the costs of building mounting, and a certain scarcity of material, it has become necessary to economise, so it becomes cheaper to build two dwellings under the one roof and on the same foundations. Also a building containing two flats, like the above, has very much more to its appearance than would two small ones of half the size. These two flats are ideal of their kind, although the door is high and out of keeping with the horizontality forcibly expressed by brick and concrete bands. A back door in the kitchen should take the place of one of the windows.

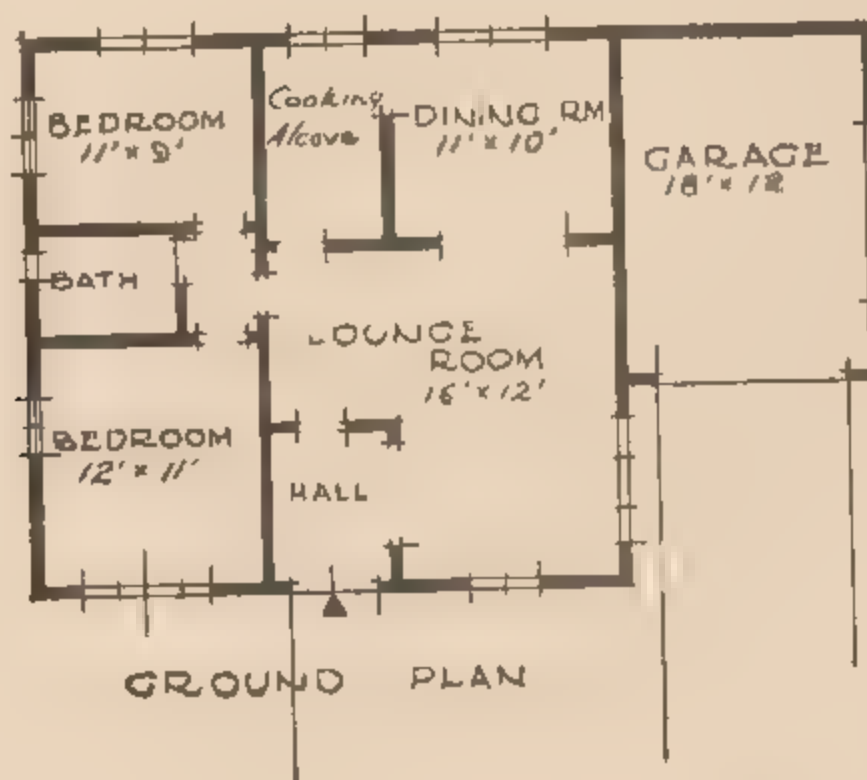


P E R S P E C T I V E

AN ATTRACTIVE DESIGN
FOR A WORKER'S HOME
IN TIMBER TWO BEDROOMS



DETAIL OF "GARDEN CHAIR"



ATTRACTIVELY SIMPLE.

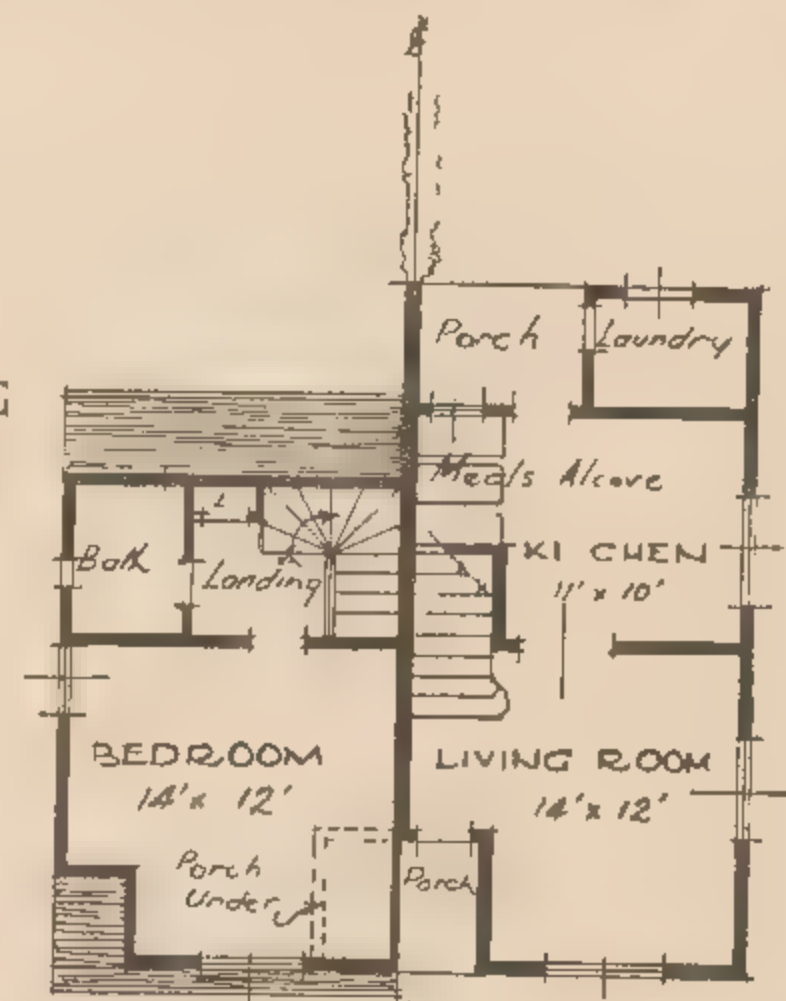
It is certainly indicative of the improved status of the working man when his low-priced home includes a garage amongst its features. The design is attractively simple, and should meet all the demands of a worker and his little family. The designer forgot to place the house on a base which latter would greatly add to the architectural effect. The builder is unlikely to leave out this item. A hall may be regarded as superfluous. It is contrived by partly screening off a part of the lounge which result could have been obtained by hanging the door so as to screen the room. The spaciousness of the lounge is further enhanced by the dining room. The cooking alcove is so arranged that the housewife can have quick access to the front door, if she is engaged on kitchen duties, without having to traverse the other rooms. A back door could be arranged in the cooking alcove.



PERSPECTIVE SKETCH FROM THE FRONT.

DESIGNED ALONG SIMPLE
LINES AND EXECUTED IN
AUSTRALIAN TIMBERS BEING
SUITABLE FOR TWO SMALL
WORKER'S FAMILIES

Scale 0 2 4 6 8 10 20 30



HALF FIRST FLOOR HALF GROUND FLOOR

SEMI-DETACHED HOUSES IN TIMBER.

Two-storey timber houses have not been common in this country for some years. Semi-detached ones were never plentiful, and, as timber is not likely to be cheap, or the seasoned kind be very plentiful for some time after the war, it is possible that anyone wishing to build this design might have to do so in some other material. With an elevation about the size and general appearance of a single house, this semi-detached example represents an economy of material and space with a standard of comfort difficult to obtain by any other arrangement than that adopted. The homes are necessarily small, and only suitable for low-rent couples satisfied to cook and dine in their little kitchens and rest in their living rooms. Nevertheless there are facilities for domestic comfort, and wardrobe space could be accommodated in the attic to save the space of heavy furniture which might take up valuable space in the bedrooms.

No. 40

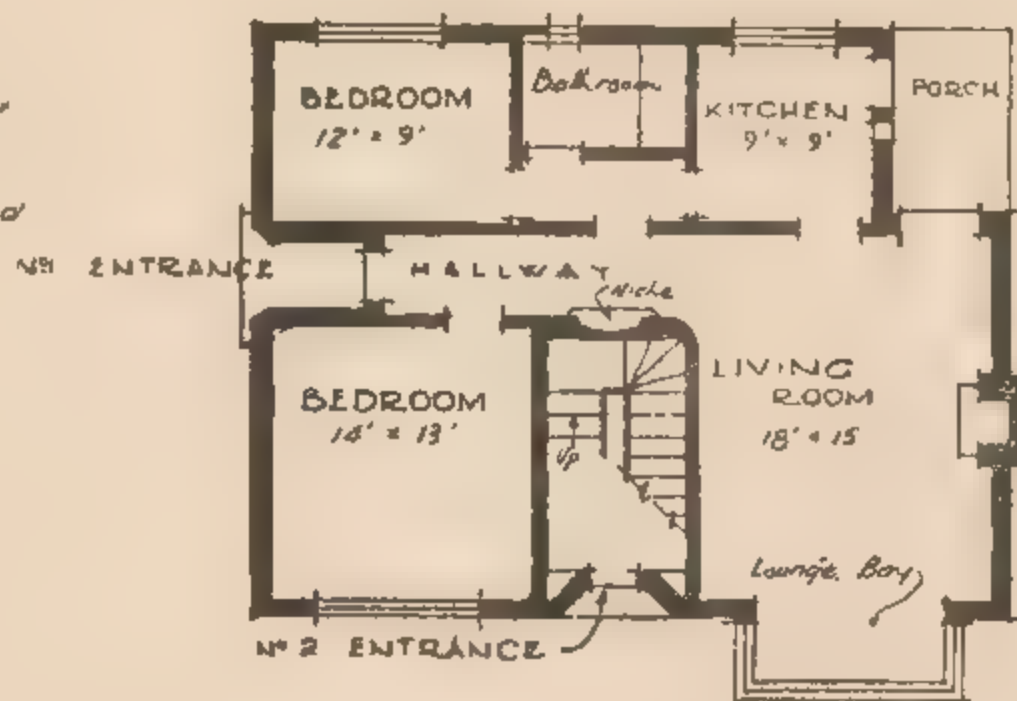


ELEVATION FROM FRONT GARDEN

A DESIGN IN BRICK FOR A TWO-FLAT SCHEME CONTAINING TWO BEDROOMS LIVING ROOM & KITCHEN

The planning provides a private entrance for each flat, the ground floor entrance being on the side whilst the first floor entrance is in the front, this may be reversed if so desired. The first floor is a repetition of the ground floor with the exception of the niche in the hallway which is replaced by the front door to this flat, and the P.V. window

7



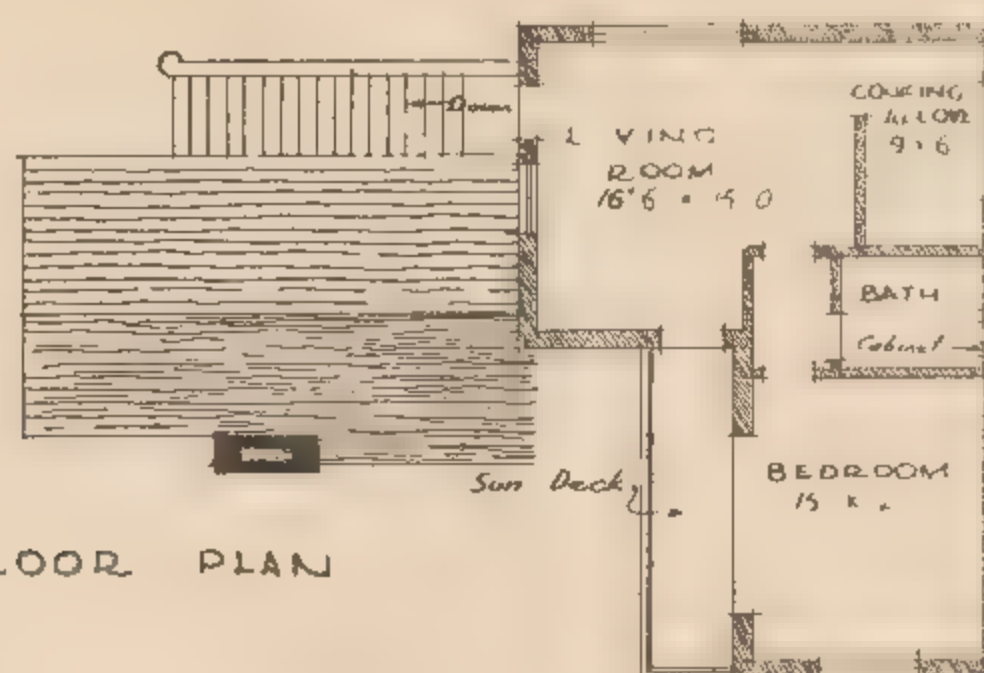
GROUND FLOOR PLAN
Repeat above

SPANISH SUGGESTION.

People living in modern flats much prefer to have their own private entrances for however fond they may be of companionship there comes a time when everyone enjoys their privacy. So the two entrances in this little building will make their appeal to most who see it. But it has a definite appeal apart from that, for its wide eaves and Spanish suggestion in design make it very attractive and hospitable in appearance though the Spanish is very slight. It does not seem quite consistent to give the small openings upstairs the protection of shutters, when the large windows below cannot be so protected. The ventilation bricks, evidently meant to light the staircase, do not come in the right place in the elevation, and would not be very efficacious if they were as stairs require to be well lit. The passage to bedroom from the kitchen is superfluous.

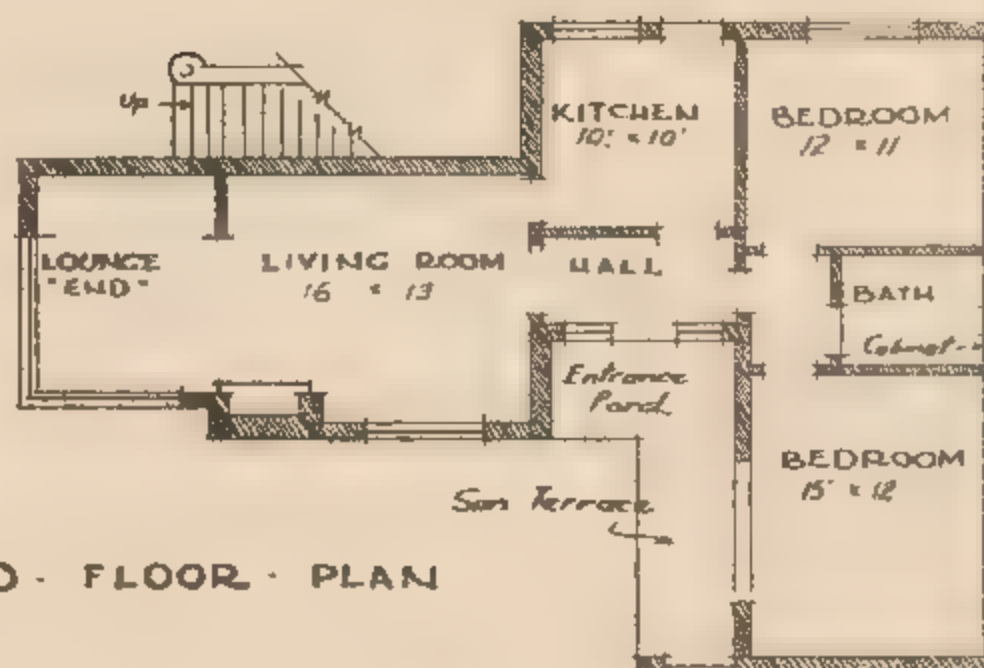


P E R S P E C T I V E S K E T C H



F I R S T F L O O R P L A N

CONSTRUCTION OUTLINE:
 Walls Selected Brick Texture
 Roof Selected Tiles Green
 Metal frame windows
 Trimmings finished in Leaf Green



G R O U N D F L O O R P L A N

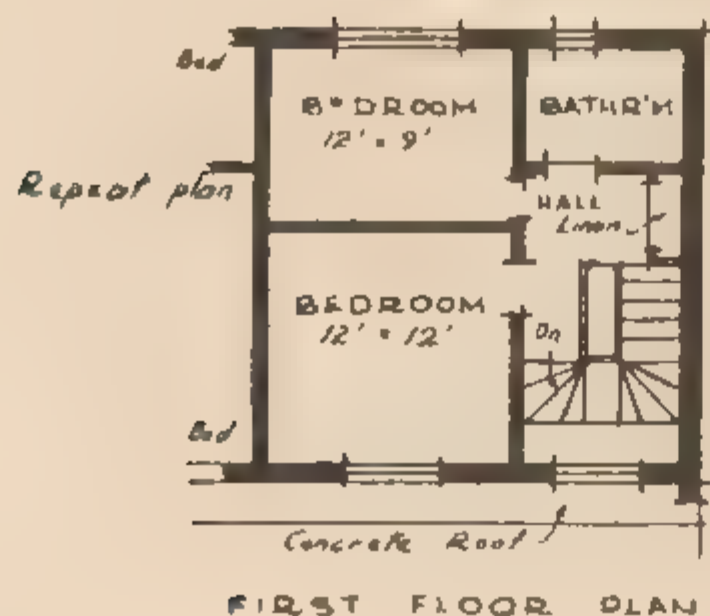
A N E A T D E S I G N F O R A S M A L L T W O F L A T S C H E M E

PLANNING UP-TO-DATE.

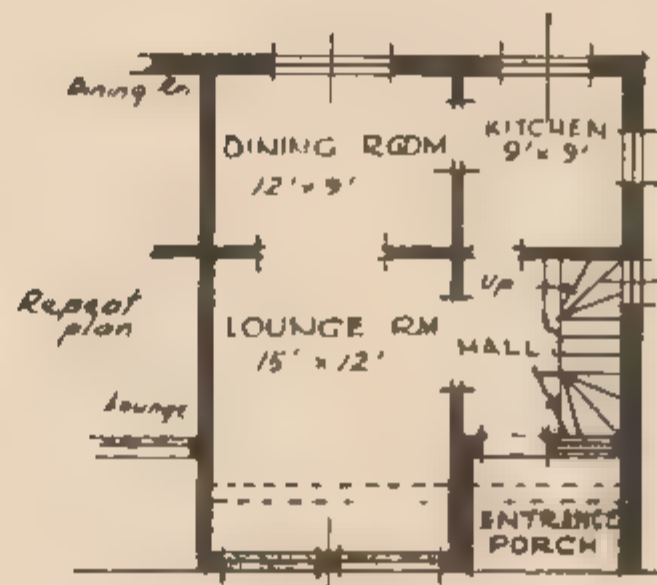
Perhaps the Spanish influence is not very strong consisting mostly in the grouping of the masses unevenly round the chimney, the low-pitched tile roofing with air-bricks in the gables, and the one lone arch in the portico which crosses a terrace and leads to the entrance hall on the left of which is the living room and on the right the bedroom section. The design is modern in feeling and the planning is quite up-to-date. The flats would indeed, be quite comfortable, and pleasant places to go home to. The one upstairs would suit a young married couple (an elderly one might object to the flight of steps) and there is accommodation for a man and wife with two small children down on the ground floor. This latter flat should be attractive with its nice long living-room, large windows and well placed fireplace. Upstairs is equally well arranged. The large windows suggest an attractive view.



SKETCH OF FRONT ELEVATION FROM MAIN ROAD.



AN IDEAL UNIT WHICH CAN BE USED WITH SUCCESS FOR HOUSING SCHEMES IN SUBURBAN OR SEASIDE AREAS.



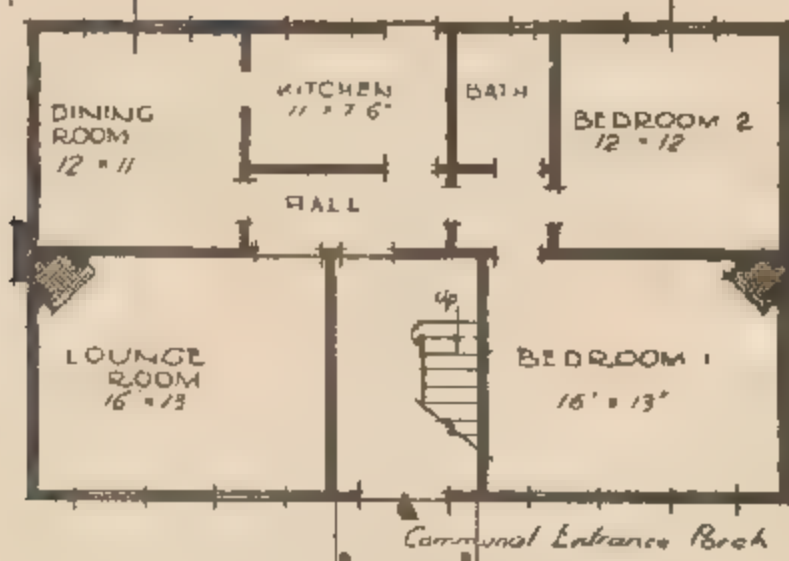
A TERRACE IN THE MODERN MANNER.

This is the type of dwelling that could be continued on and on indefinitely as a terrace, though we would not advocate it to that extent, although the little homes might be all that one would require once one is in them. It would be just as well for the tenant going home at night to count his steps from the corner, otherwise it might be awkward to arrive in the bedroom of the house next door but one to the one you belonged to, and yet it might easily happen. Family life could be quite happy in these little homes with their attractive and roomy living quarters and conveniently planned kitchen and bedrooms. The kitchen is conveniently placed in its relation to the front door, but it requires a back door instead of 3 windows as shown.

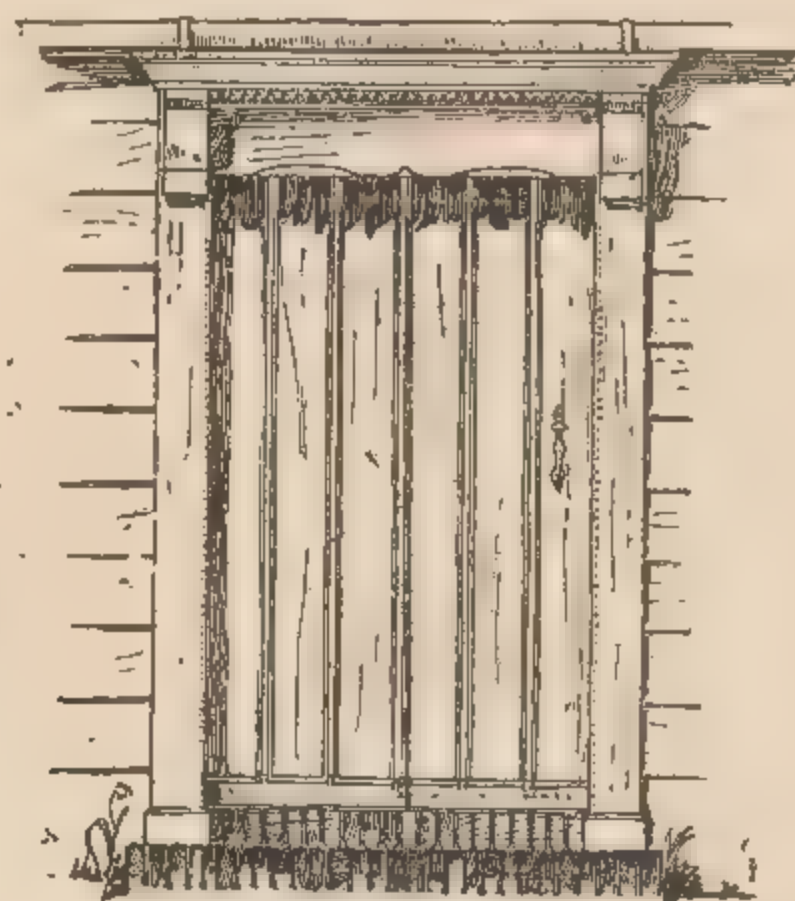


PERSPECTIVE, FROM STREET, FRONTAGE.

A SUGGESTION, FOR A
TWO UNIT SCHEME DESIGNED
FOR A MEDIUM SIZE FAMILY



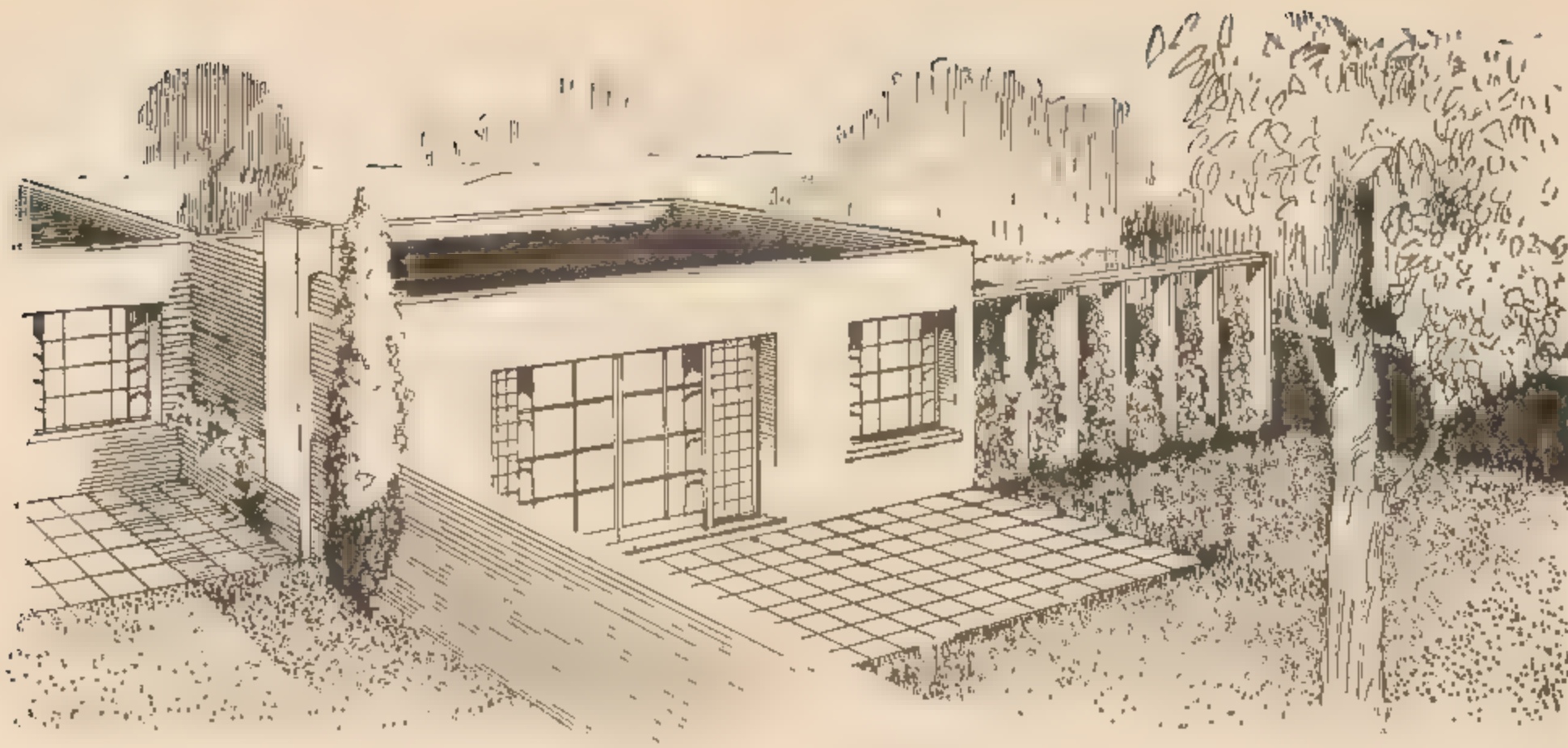
GROUND FLOOR PLAN
REPEAT FOR FIRST FLOOR



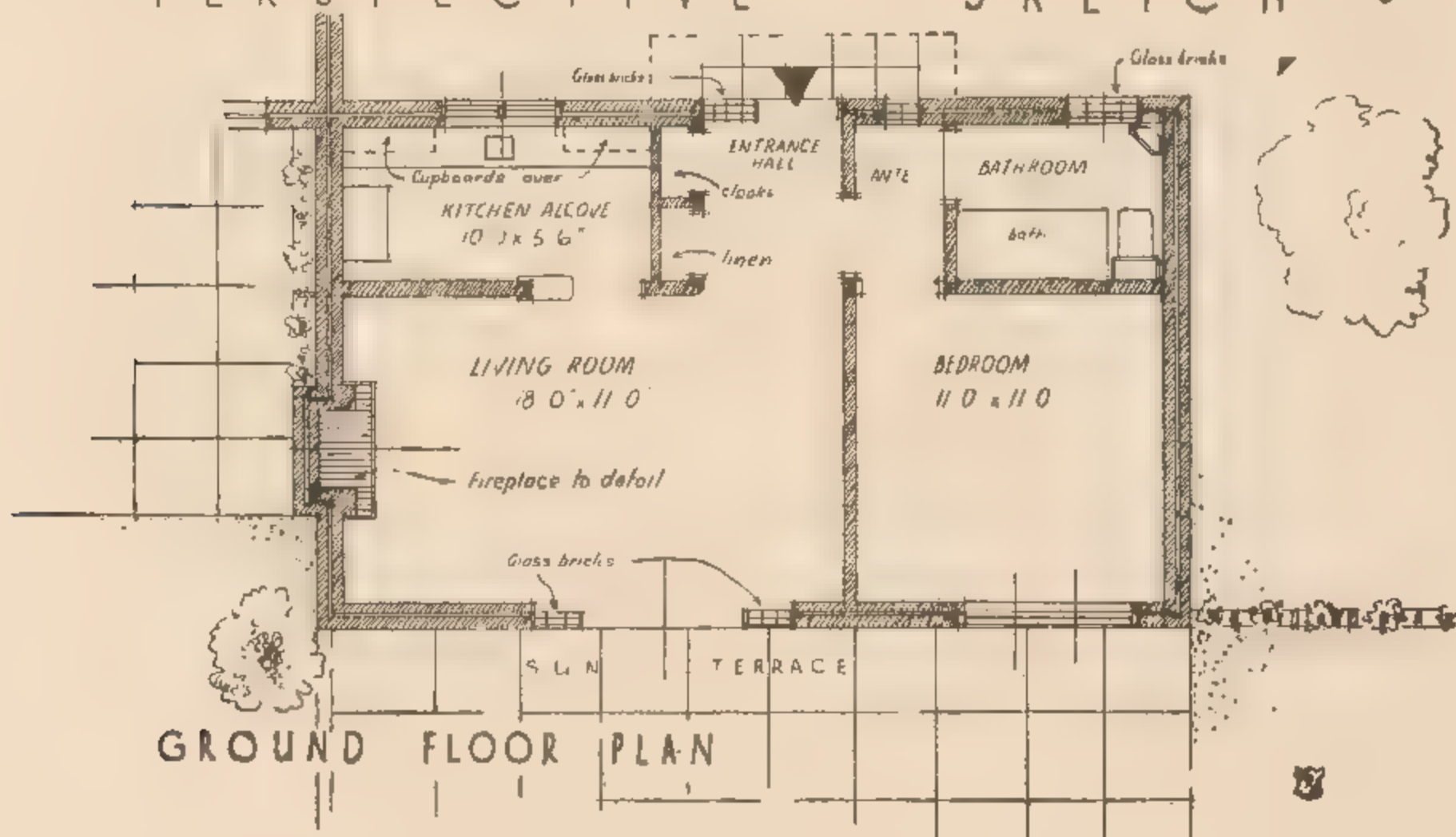
DETAIL OF DOOR TO KITCHEN

EXQUISITELY DESIGNED HOMES IN TIMBER.

There are few more dignified types of homes than those in the Colonial Georgian style, in which this house is designed. It would certainly afford its occupants a very much greater sense of importance and opulence than any that could be obtained in entering an unshared house of the size of either of the flats shown here, and strange as it may seem people who are house proud— a very desirable state—or purse proud, always like to pretend to be more important or better off than they really are, and the home—the great barometer in such matters—is selected to impart this impression. In America, from whence this elevation came, two-storey buildings in timber were common enough, but in Australia they have not been at all common. This design is a superior type to most of those that have been seen. The planning is straight forward, but, on the whole logical and convenient. A notable feature is a fireplace in a bedroom as well as in the lounge, which contribute to the comfort within and to the symmetry of the building externally. This building could always be relied upon to retain its dignity for there are no verandahs or balconies for tenants to enclose as kitchenettes. Every time a balcony is provided for tenants they use it as a means to bring the whole building into disrepute by airing clothes or hanging out the washing.



• P E R S P E C T I V E S K E T C H •



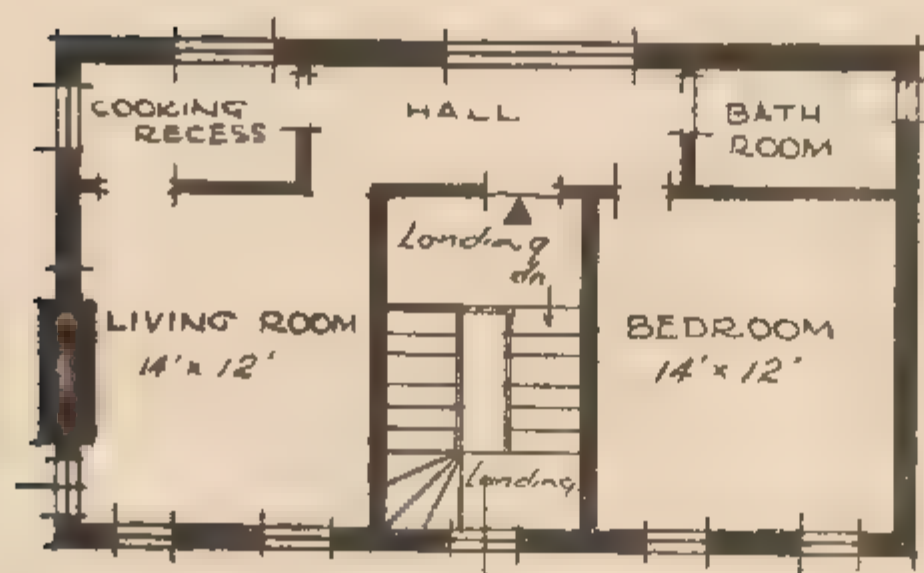
• SMALL COMPLETE WORKMAN'S HOME
FOR CONSTRUCTION IN LARGE
• SUBURBAN HOUSING SCHEMES

A TERRACE OF COTTAGES.

If numbers of small cottages are wanted in a hurry for young married couples or bachelors in industrial suburbs perhaps one like these illustrated would be as economic as any that could be devised, and as comfortable and convenient as any that could be built for the same amount of money. The idea is to construct them echelon fashion so that their privacy is to some extent provided for in the limited frontage, while the blank walls of the house next door ensures a protected corner for the occupants to enjoy the sun on the terrace. The little home has not much architectural significance, but at least, with its roomy living room opening on to the terrace with wide window and door, its well-equipped kitchen and nicely isolated bedroom and bathroom make a desirable little home. A flower box adjoining the neighbour's wall would result in a damp wall unless an air space were provided between.



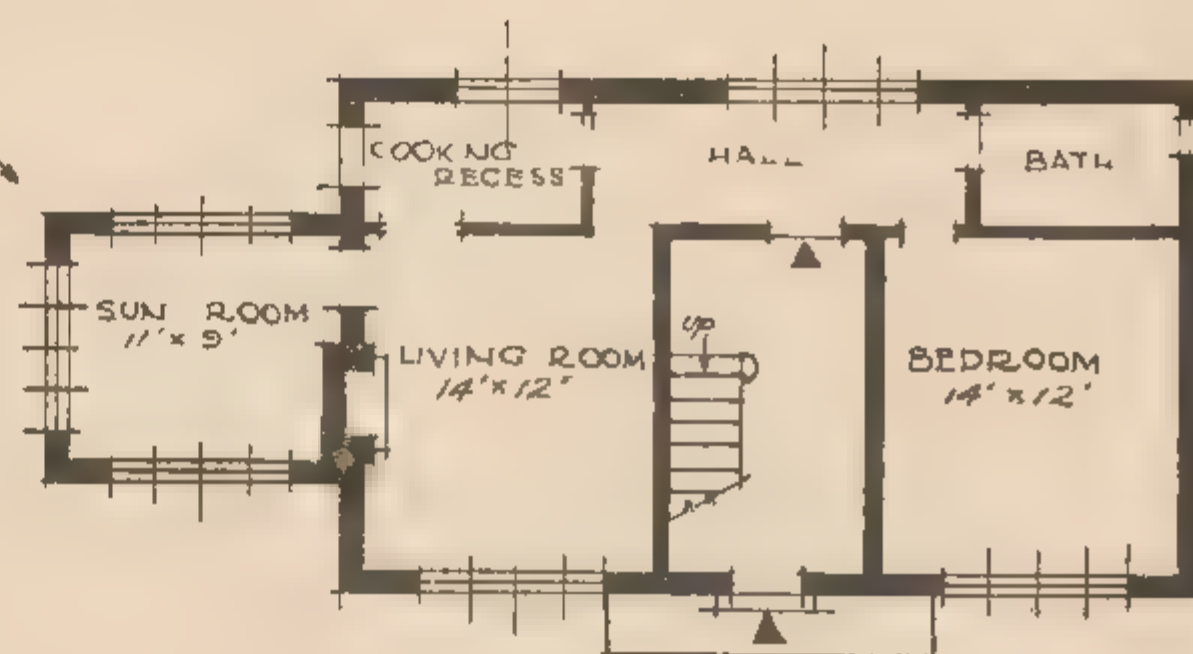
PERSPECTIVE · SKETCH



FIRST FLOOR PLAN

DESIGN FOR · A · SCHEME
CONTAINING · PRIVATE
ACCOMMODATION · SUITABLE
FOR · TWO · SMALL · FAMILIES ·

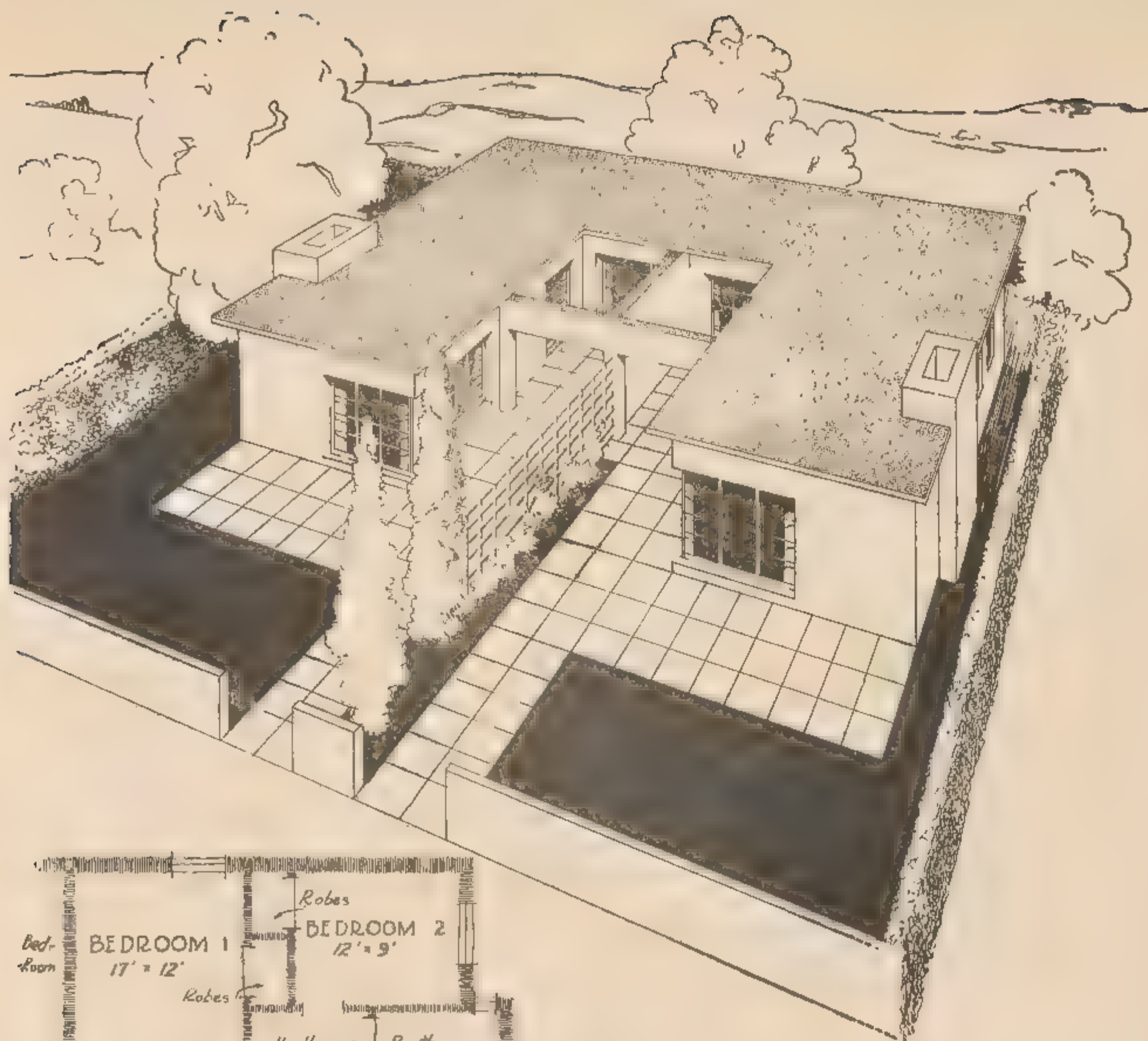
*Sun Room on
Ground Floor only*



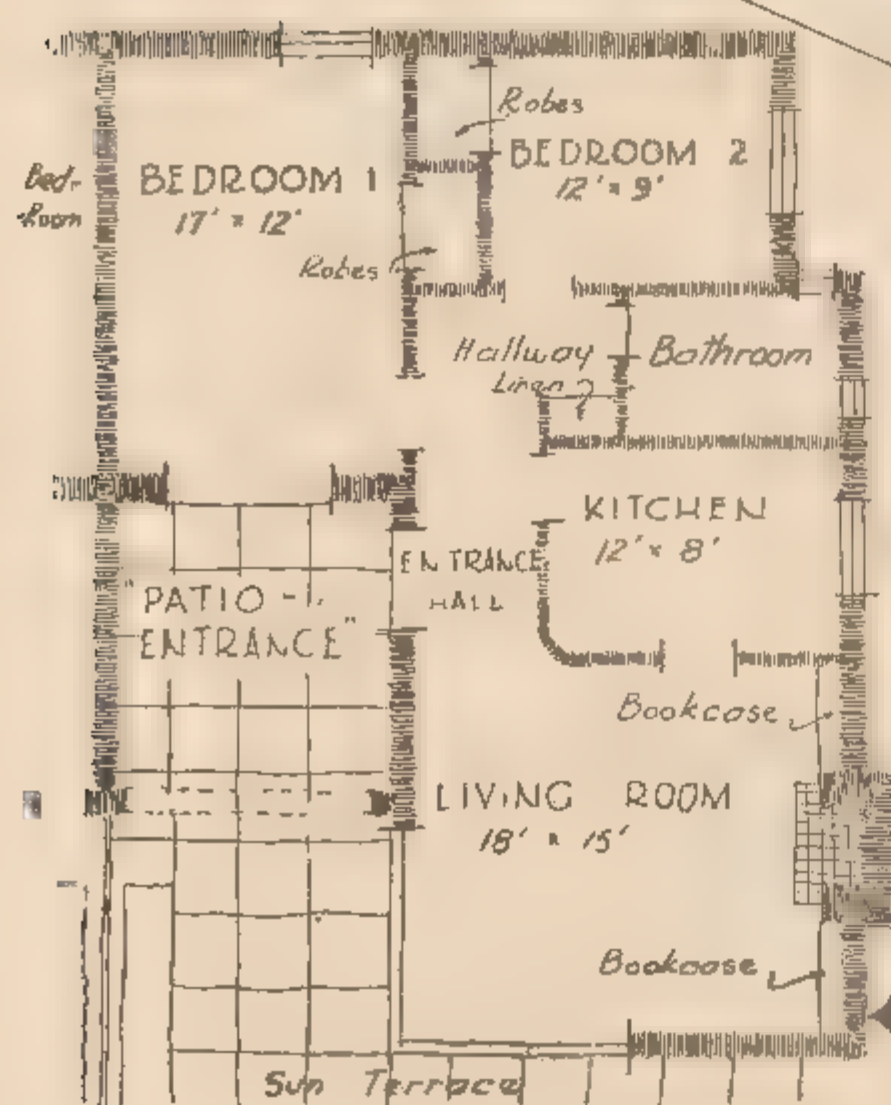
GROUND FLOOR PLAN.

SMALL FLATS FOR MARRIED COUPLES.

The design is evidently meant for a generous frontage as the building itself stretches at least 48 feet from the exterior of the sun-room to that of the wall the opposite end. The perspective shows a building of gracious appearance, nicely proportioned, with voids logically placed according to traditional standards giving a feeling of structural stability and balance to the whole. The overhang of the upper floor is but slight but is enough to enhance the appearance. The latter is not shown in the dimensions marked on the plan of the upper floor, but this is an oversight. The rooms should be a foot larger than as shown. The interior arrangements are distinctly good, though it might be an improvement to put a door in the sun-room to communicate with the garden to save going through the tiny cooking recess with its 3 doors and two windows leaving but little space for working and certainly none for traffic through it. It is not quite consistent to put shutters on the windows of a sun-room and leave them off the other downstairs windows, but this detail can be easily rectified in construction.



▲ BIRD'S-EYE VIEW



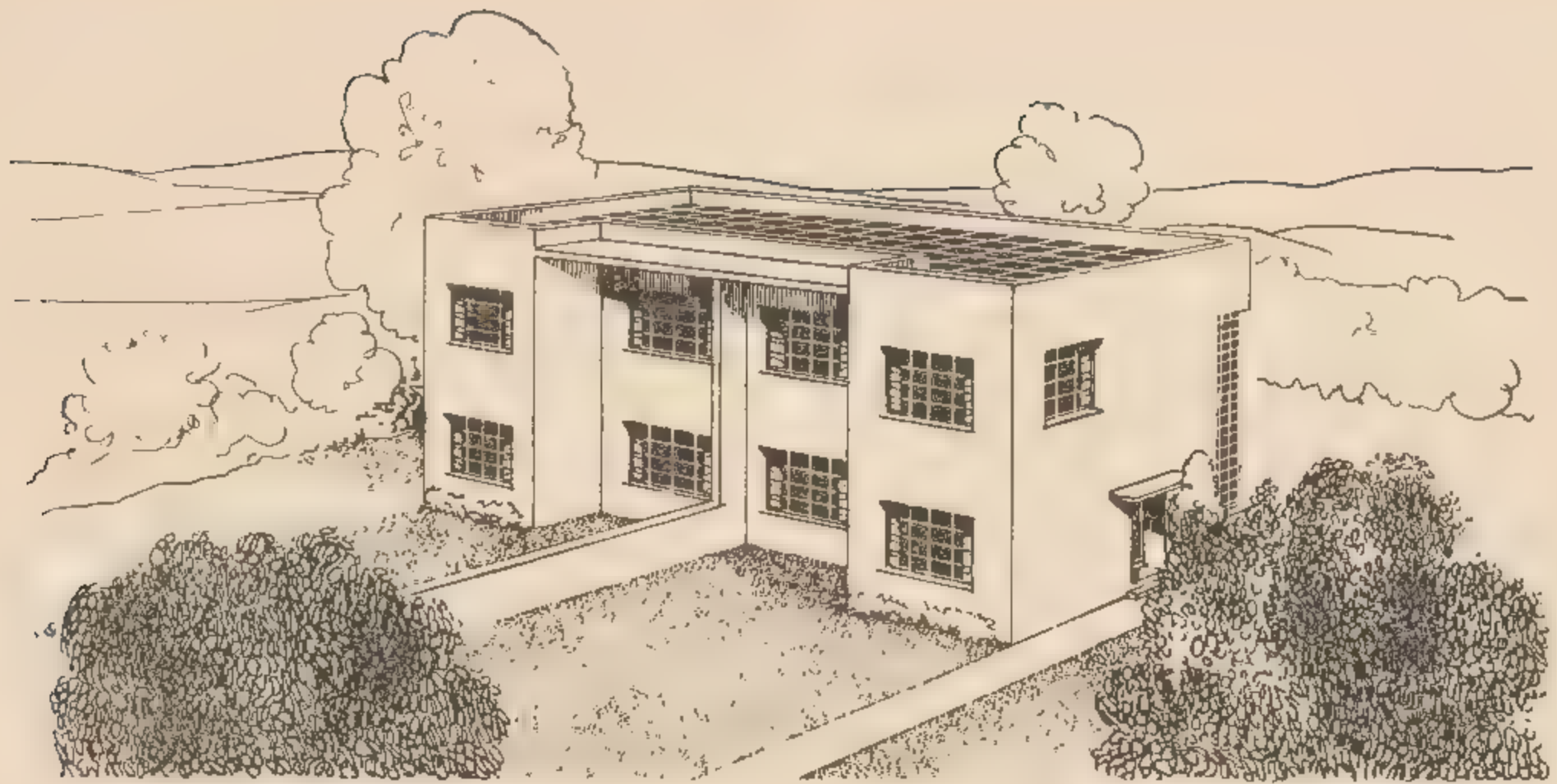
▲ GROUND-FLOOR PLAN

A WELL-PLANNED-MODERN
SEMI-DETACHED PAIR IN
CONCRETE-TWO BEDROOMS
LIVING ROOM & KITCHEN

*The Ground Floor Plan is repeated
in a reversed position*

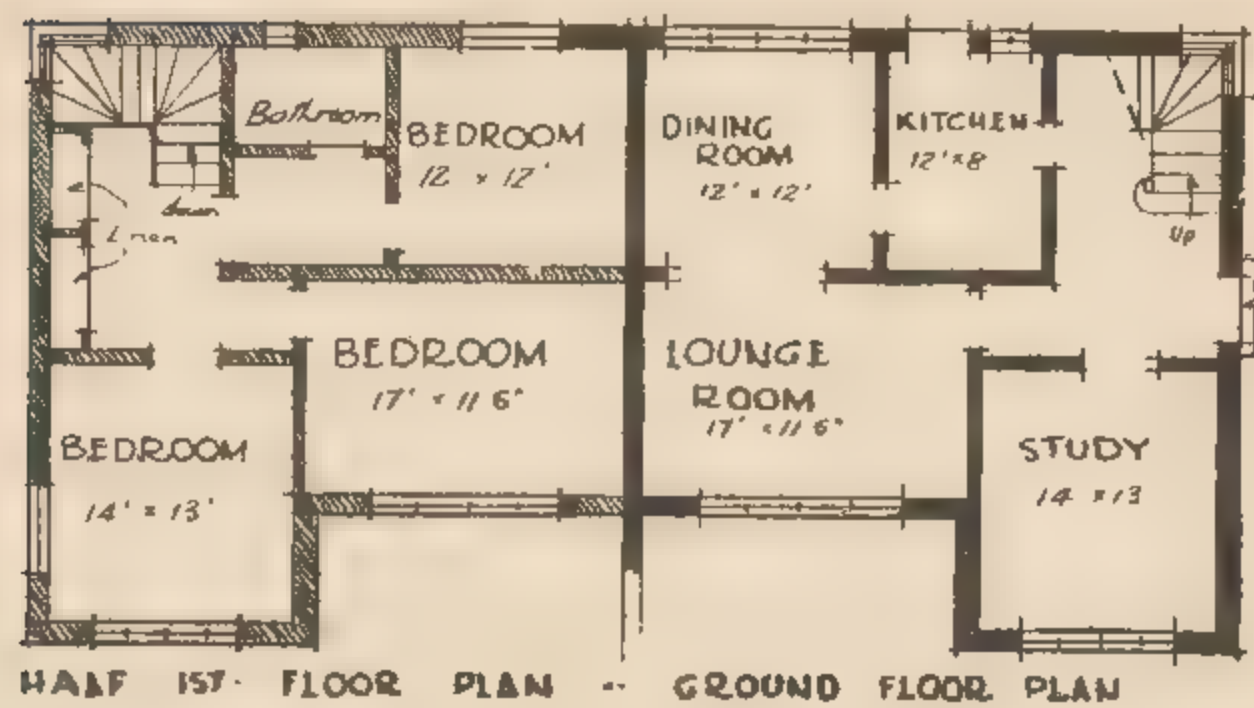
THE APPEAL OF THE PATIO.

The trouble with verandahs and balconies in nine cases out of ten is that if one goes to read or write in the open one has to contest the wind every minute, but here, on this sheltered Patio Entrance one could do a lot of things—bring out a rocking chair to have 40 winks in it instead of going down to the beach to bask in the sun as so many people do, or bring out a table for writing or dining. Under every circumstance one would feel sheltered. The plan is convenient with a wide enough hall with rounded angle, near the living room, a kitchen with lots of wall space for cupboards, and bedrooms with built-in wardrobes and a linen press. What more could the average housewife require? The cottages have been thoughtfully, if frankly planned and modern enough to meet the demands of the most advanced admirers of that style of house. The bird's eye sketch shows both houses, but the plan shows only one, since the second one would be exactly the same with the plan reversed. The pleasantly roomy living room would seem brighter and more airy than the sitting rooms of old by reason of the wide corner windows. A back door would be a desirable addition to the kitchen. The top of the chimney wide open to the sky could collect a lot of rain but this could be altered.



BIRDS - EYE VIEW

A MODERN 'TWO-UNIT' SCHEME
CONSTRUCTED IN CONCRETE
HAVING THREE BEDROOMS



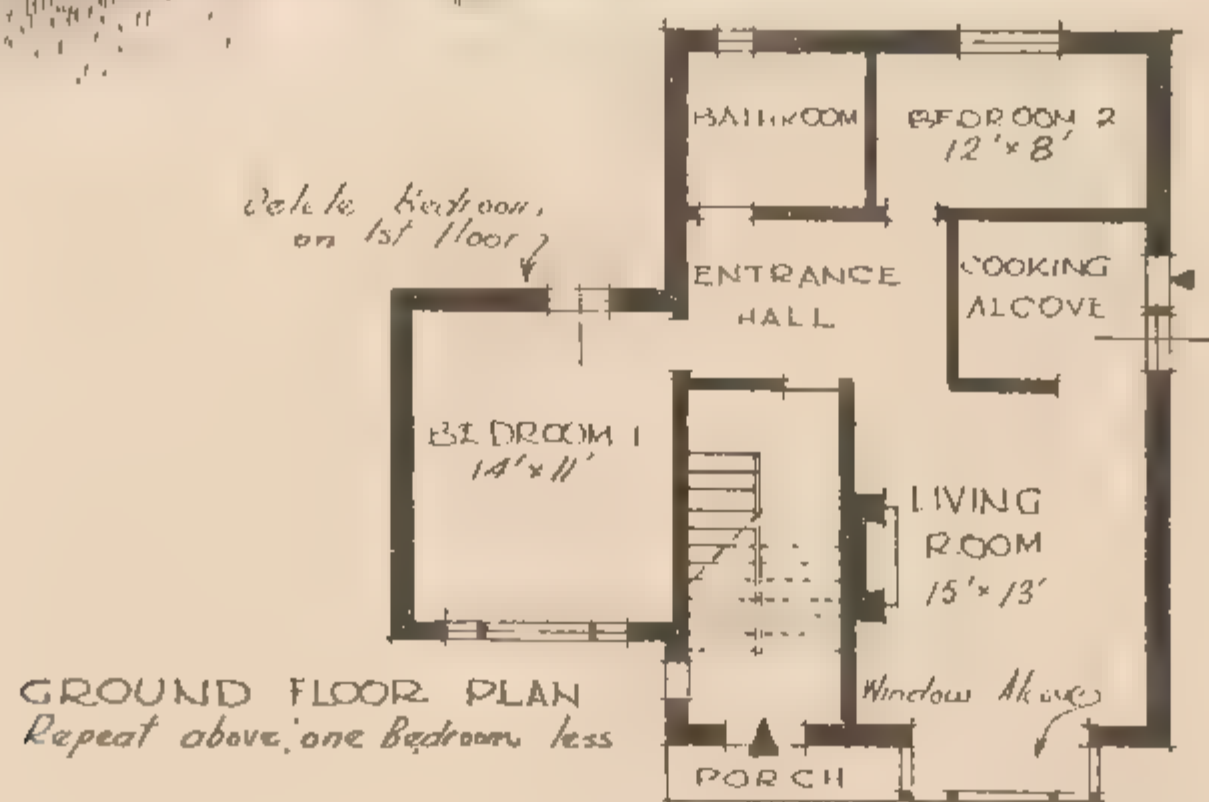
HALF 1ST FLOOR PLAN -- GROUND FLOOR PLAN



TWO FAMILY HOUSES.

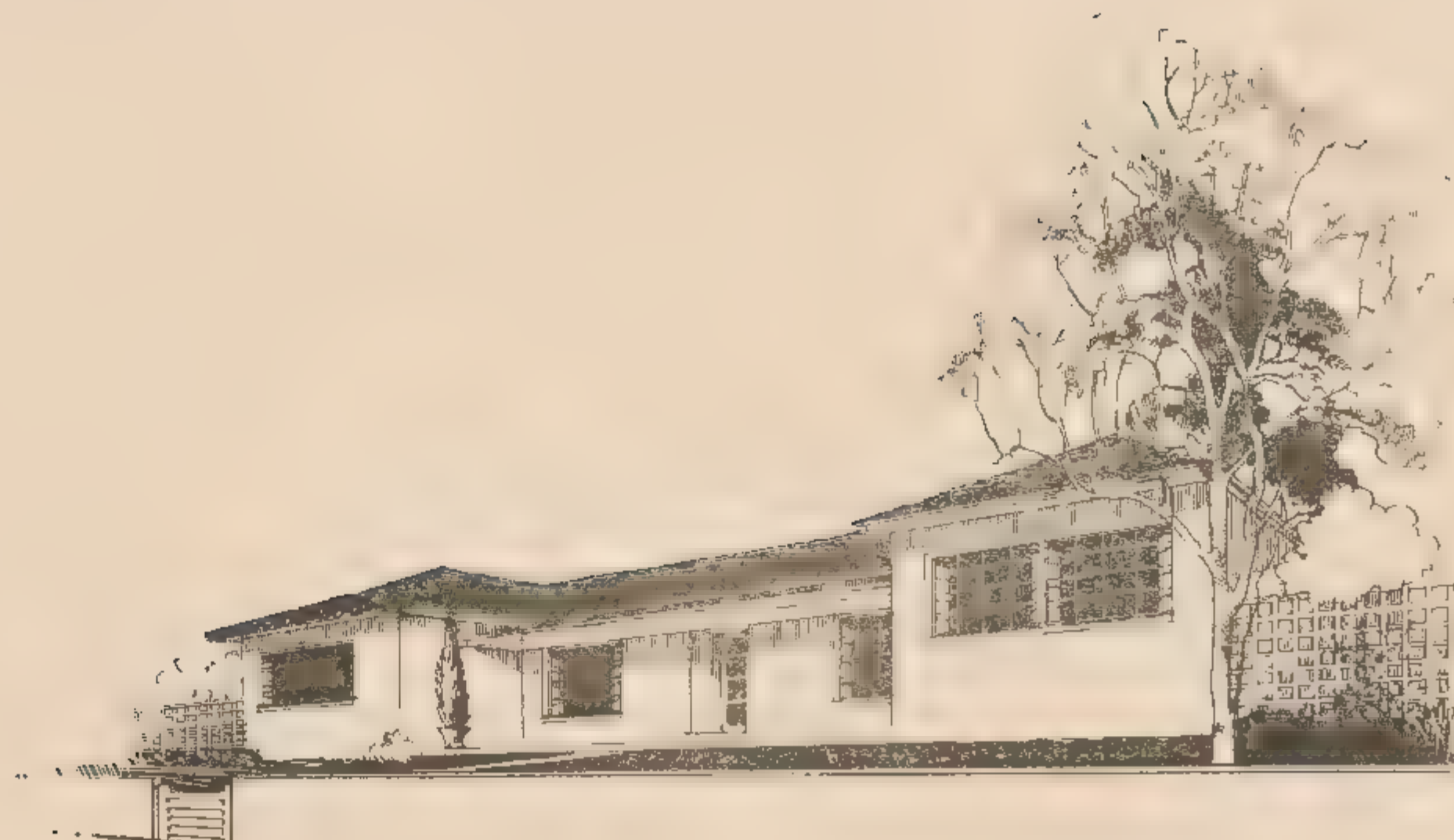
The one thing which the concrete building expresses to the casual observer is that it is there permanently. It has a good solid air which is desirable in a home, and even if it lends itself to any style its user likes to adopt, it is most successful when it is logically treated in its most simple form, as above, where its constructional features are taken advantage of to provide large openings with straight lintels and unsupported masses (such as that portion over the staircase window). We are now used to buildings apparently unfinished, having no visible roof or cornice, but it still looks wrong for a building to have no beginning or plinth. Each unit would conveniently and comfortably accommodate a family of six. A lot of space is wasted on the landing that could have been included in the rooms by putting the door to the central bedroom opposite the bathroom. In any case there is no occasion to have a wall projecting into the landing serving no purpose. The rooms are of nice proportions and they should be bright and airy and, for semi-detached homes more or less private. The elevation is satisfactory. The slab connecting the two wings would indicate that at least two bedroom windows could stay open in all winds and weathers.

No. 48



A TWO-FLAT BUILDING.

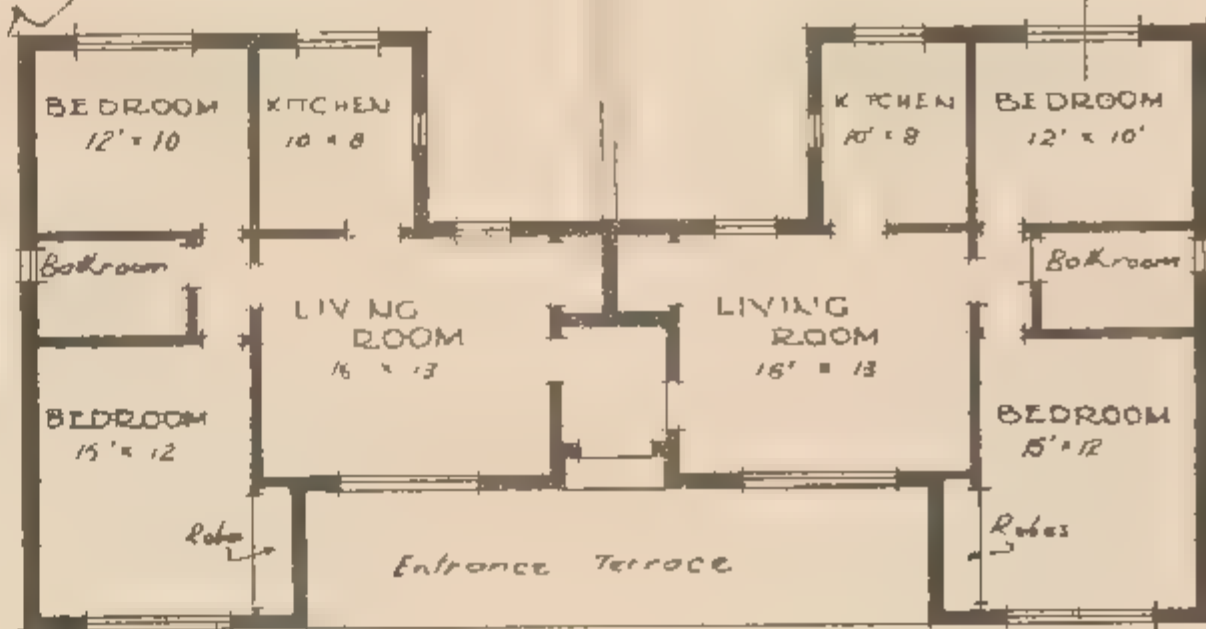
Here we have a three-room and kitchen flat on the ground floor, with a two-room and kitchen flat on the first floor, with nothing outside to denote the dual purpose of the interior, unless it be the fact that the downstairs occupant can say he lives in a concrete house, while the upstairs tenant may claim a more colourful existence in his weatherboard flat. It is supposed the latter will greatly resemble the main arrangement of the downstairs, without the big bedroom. The overhang of the top floor will allow an extra foot or two in the dimensions of the living room. The ground floor tenant can either use the main entrance or that opening into the cooking alcove. It is not as economical a plan as some in this collection but, no doubt builders could with a few alterations make it more convenient without interfering with the original character of the building.



P E R S P E C T I V E S K E T C H F R O M S T R E E T

Construction Outline

Walls Brick or concrete
Roof Tiles, Terra-cotta
Entrance Terrace coloured concrete
Bathrooms Tiled



G R O U N D F L O O R P L A N

A N E C O N O M I C A L L Y P L A N N E D S E M I D E T A C H E D P A I R

SEMI-DETACHED COTTAGES FOR WIDE ALLOTMENTS.

After looking through the rest of these designs it is possible that the observer will find nothing very extraordinary about this plan, but that will be not because this is so ordinary, but rather that the average compositions by this designer are very much above the planning of most houses one has the opportunity of visiting, which is something in favour of the experienced domestic architect. The simplicity of this elevation is its chief asset and the planning is equal to that we have become accustomed to in four-roomed dwellings by this designer. It is singularly free of the defects common to former semi-detached cottages. The pair require a block of land with nearly 70 feet frontage.

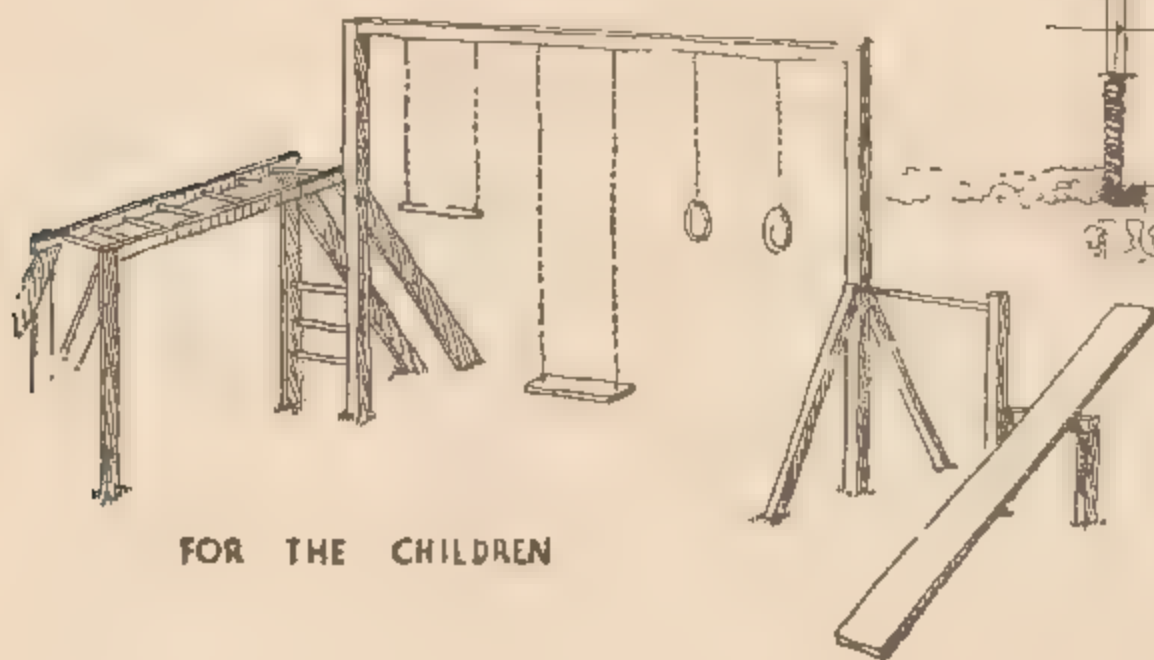
No. 50



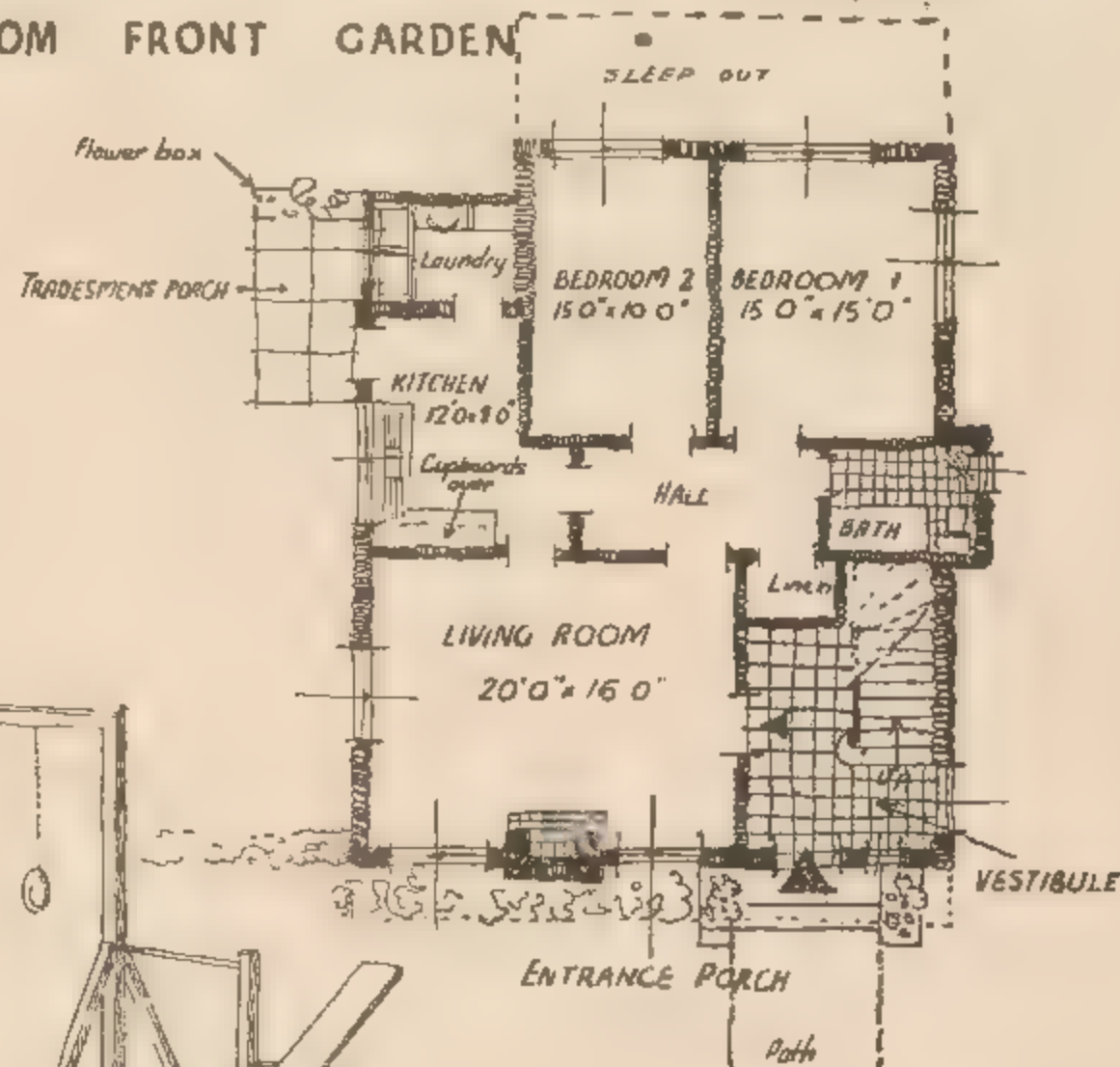
SKETCH FROM FRONT GARDEN

"A DESIGN WITH A TOUCH OF ENGLAND" CONTAINING 2 UNITS WITH 2 BEDROOMS AND SLEEP-OUT AT REAR IF DESIRED.

Provision made for the communal exercising of the children in the rear garden.



FOR THE CHILDREN



GROUND FLOOR PLAN

Some layout for 1st. floor.

WHERE CHILDREN ARE PROVIDED FOR.

This has not the appearance of a low-priced dwelling but no doubt the careful planning which eliminates all waste space and the fact that two flats are arranged under one roof thus cutting foundation costs by half, contribute considerably to providing two comfortable homes in a building that anyone would be pleased to enter, which is something that could not always be said about the three-room and kitchen types of the past. The lines of the design follow those of the English Model Suburban style and is a study in happy contrasts, with its ground floor and chimney featured in random rubble against the plain surface of the upper walls all capped with a pantile roof with its suggestion of colour. The communal playground, with its gymnasium fittings, to keep the children amused and away from the dangers of the road is a thoughtful idea for the smaller homes.



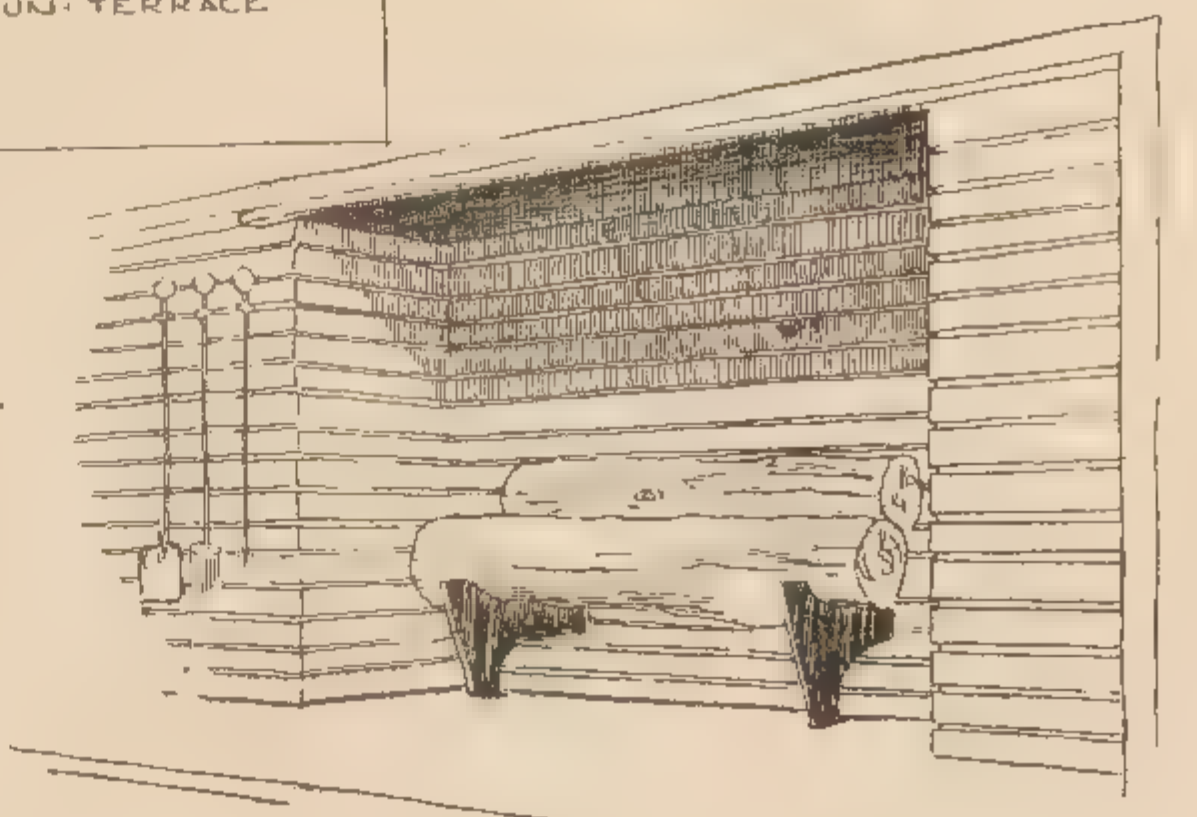
SKETCH - FRONT TERRACE



DETAIL OF FIREPLACES
IN LIVING ROOMS

GROUND-FLOOR PLAN

DESIGN SUITABLE FOR
TWO BACHELORS OR
TWO ELDERLY COUPLES

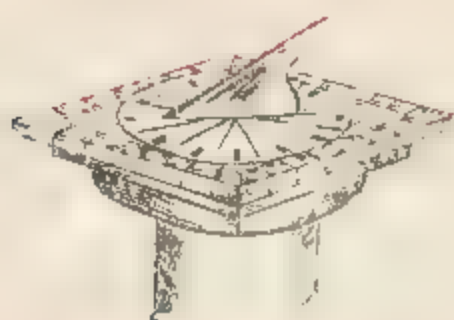


HOMES FOR BACHELORS OR COUPLES.

Neither bachelors nor elderly couples want to spend much of their valuable time on house-work and cooking, so the more simple the arrangements, and the less area to collect dust and require cleaning the better. The little homes shown here should suit either of this type of tenant for there is practically no waste space, and the arrangements are of the simplest. Nevertheless they should be comfortable, bright and airy on warm days, and cosy on wet ones. If people like sun-bathing there is the terrace, but if they prefer to take the air one little home can provide a pergola-porch outside the bedroom. The detail shows the designer's idea for a hospitable open fire with logs, which latter may be an architect's dream by the time his designs can be reproduced in bricks and mortar. The fireplace shown on the plan could be enlarged to this detail if desired.



Beauty in the Bathroom



and IN THE GARDEN

THE SUN DIAL, in Tesselated Tiles, occupies its true place in art in its service to everyday life and to adorn plant life. It is the great time-keeper of antiquity, and not only lends a charm but it functions to serve mankind in the great outdoor sphere, where beneficial effects are sought to strengthen life.

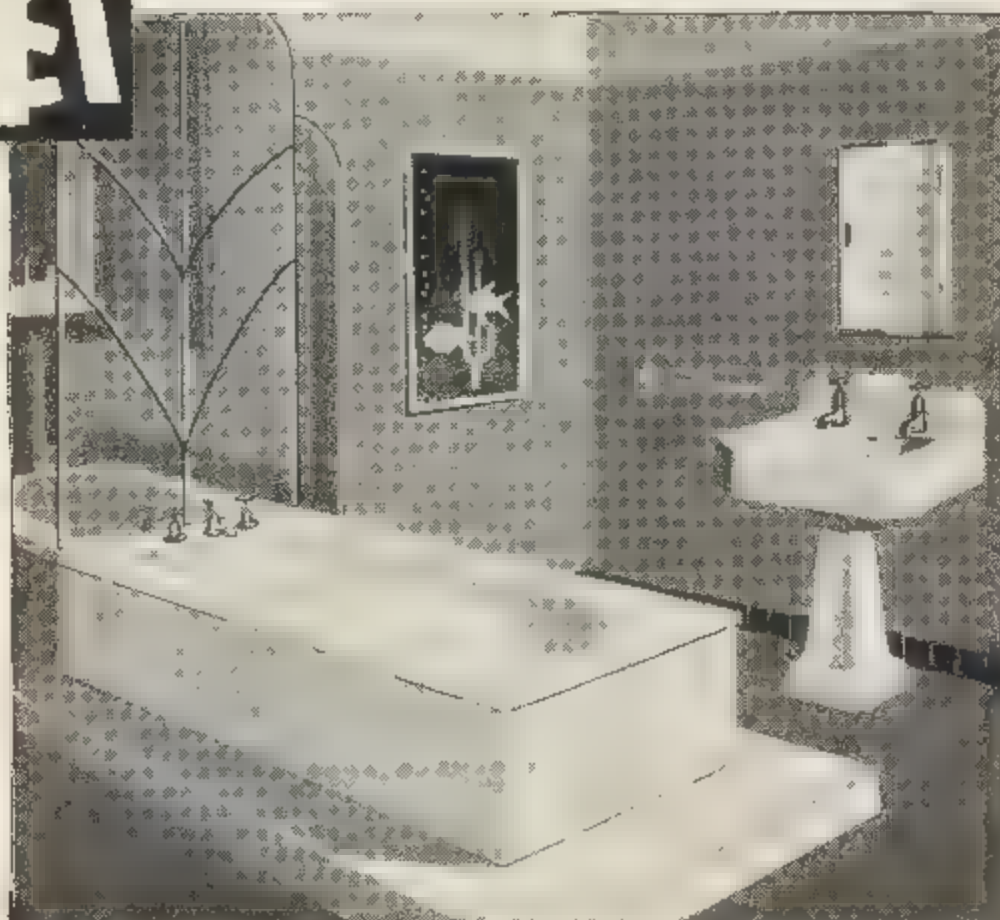
THE Bathroom interior to which everyone aspires has a high-priced appearance at reasonable cost. Tesselated Tiles are a perfect material for this purpose, for, not only do they satisfy the eye, but they form an ideal surface, being 100% sanitary and hygienic, easily cleaned, and practically everlasting. Nearly every combination of colour can be obtained for contrasting or blending in with a colour scheme. This material is highly suitable to the most modern design. It has all the desired qualities, a surface that will not chip, peel, crack or stain. It is unaffected by steam and grease, and its colours will not fade.

**THE AUSTRALIAN TESSELATED TILE
COMPANY PTY. LTD.**

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• ESTIMATES PREPARED FOR ALL CLASSES OF WORK IN TILING AND DECORATION



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ARE BETTER BECAUSE

*McIlwraith never let
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all raw materials used*

Throughout Australia architects are familiar with the supreme quality of McIlwraith Porcelain Enamelled Ware—and in the selection of modern bathroom equipment the wise home builder will be guided by his architect's suggestion to specify items from the McIlwraith range.

To maintain the pleasing, lustrous finish of McIlwraith Porcelain Enamelled Ware, metallurgists and industrial chemists analyse and test the grade of foundry sand used for moulds, the grade of cast iron employed and the temperature at which it is poured, furnace heats and the composition of the various enamels. A rigid inspection finally assures the quality of all McIlwraith Porcelain Enamelled ware, before distribution.

★ BATHS, PEDESTAL BASINS, WALL BASINS, COMBINATION SINKS & DRAINERS,
KITCHEN SINKS.

McILWRAITH INDUSTRIES PTY. LTD.

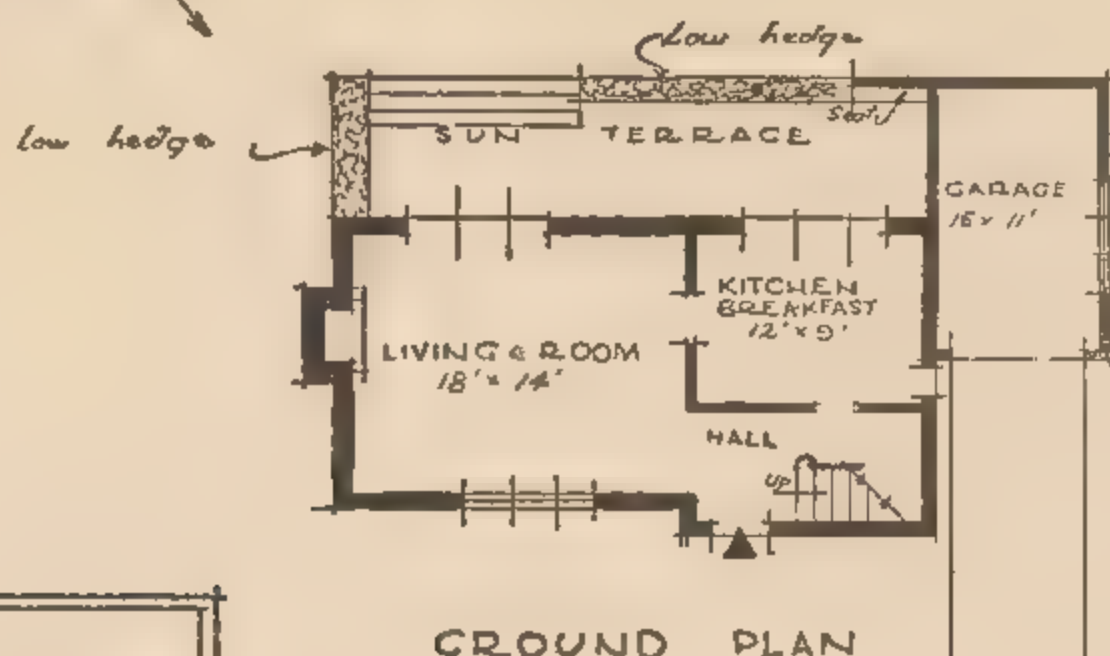
WATERLOO, N.S.W.

YOUR ARCHITECT CAN
ARRANGE TO EQUIP
YOUR NEW HOME WITH
AN ULTRA MODERN
BATHROOM, FEATUR-
ING A McILWRAITH
STAINLESS BATH AND
CANBERRA PEDESTAL
BASIN, AS ILLUSTRATED

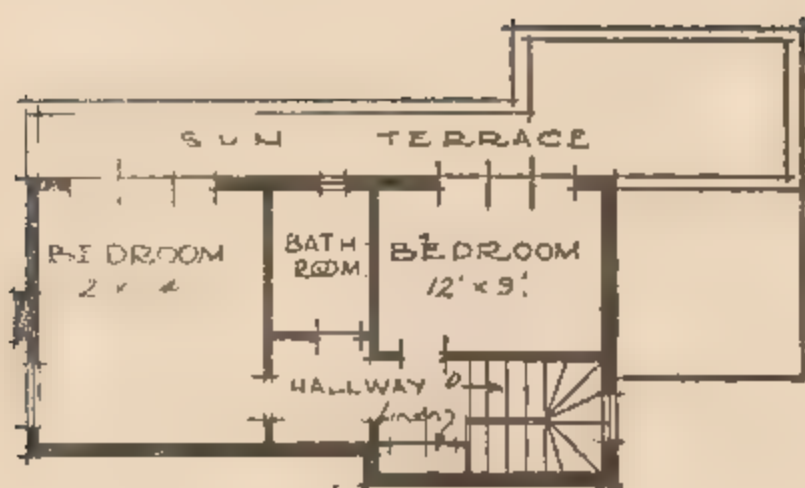


PERSPECTIVE SKETCH FROM GARDEN.

*Angle from
which sketch
was taken*



GROUND PLAN



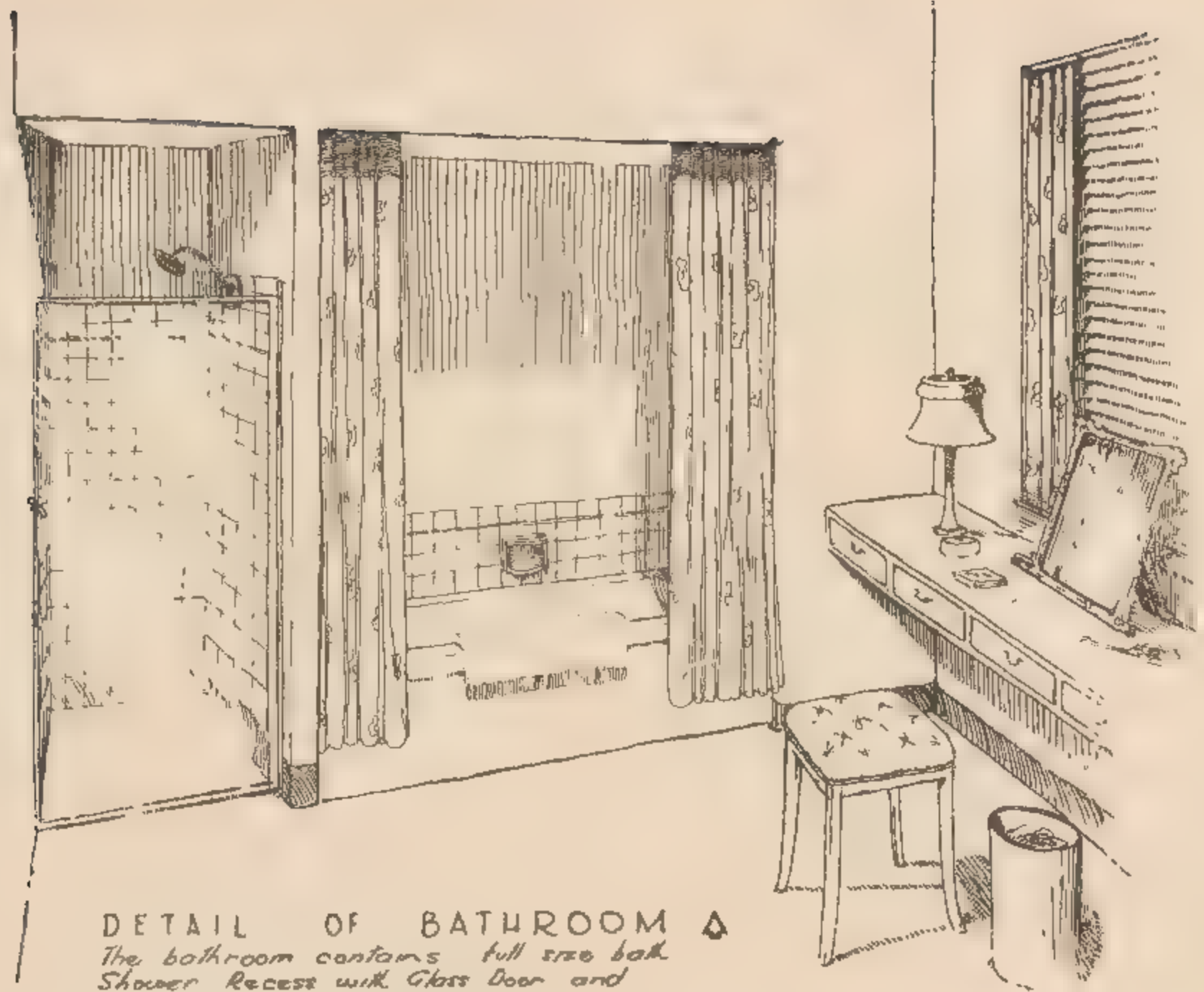
FIRST FLOOR.

MODERN: WELL PLANNED
WORKMAN'S HOME

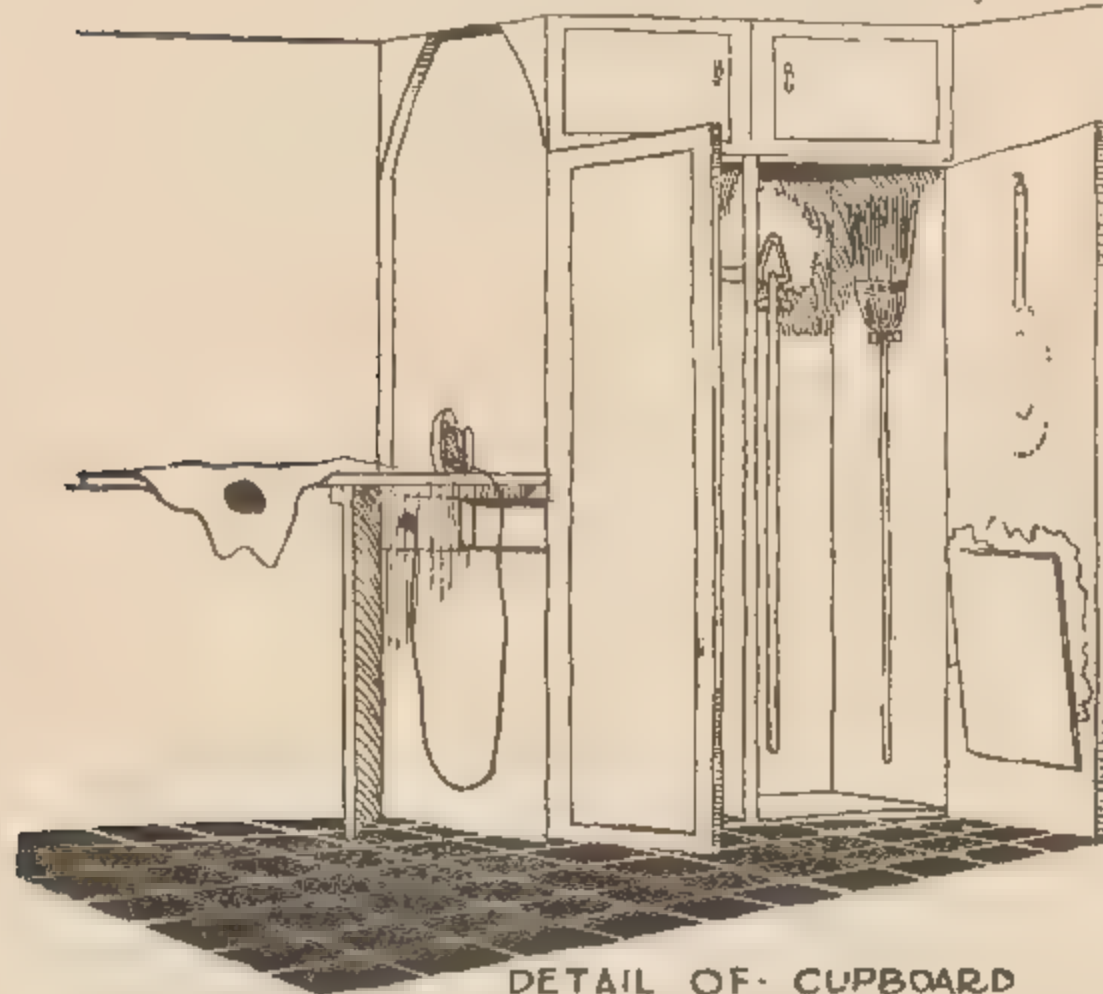
2

CATCHING THE SUNLIGHT.

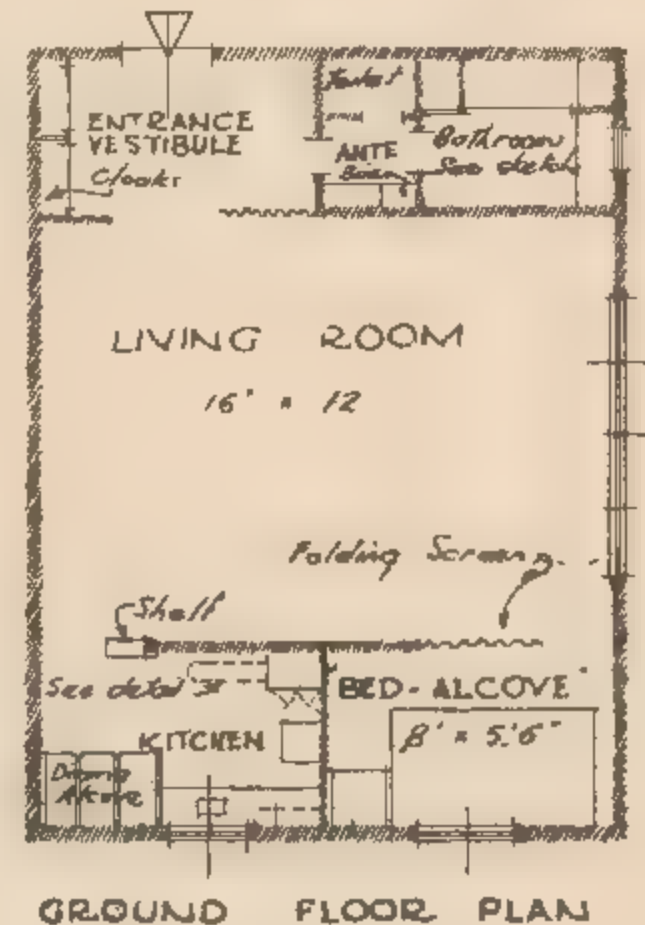
If the front elevation is as logical and attractive as the garden front this little house should be a trim and happy home for some small family with a feeling for modern design and the Australian regard for sunlight and fresh air. The garage is nicely placed to form some protection from wind and dust on the garden sun-terrace which is made a special feature of the plan. The lower floor may use this as an extension of the living room for meals, or entertaining, whilst above it may be used for sun-baking or for sleep-out purposes. The design is very modern but is not affected. If the kitchen door, so near the front entrance, is found disagreeable, it can be kept closed tight while cooking is going on in the kitchen.



DETAIL OF BATHROOM Δ
*The bathroom contains full size bath
 Shower Recess with Glass Door and
 a "built-in" table for dressing*



DETAIL OF CUPBOARD
 IN KITCHEN



GROUND FLOOR PLAN

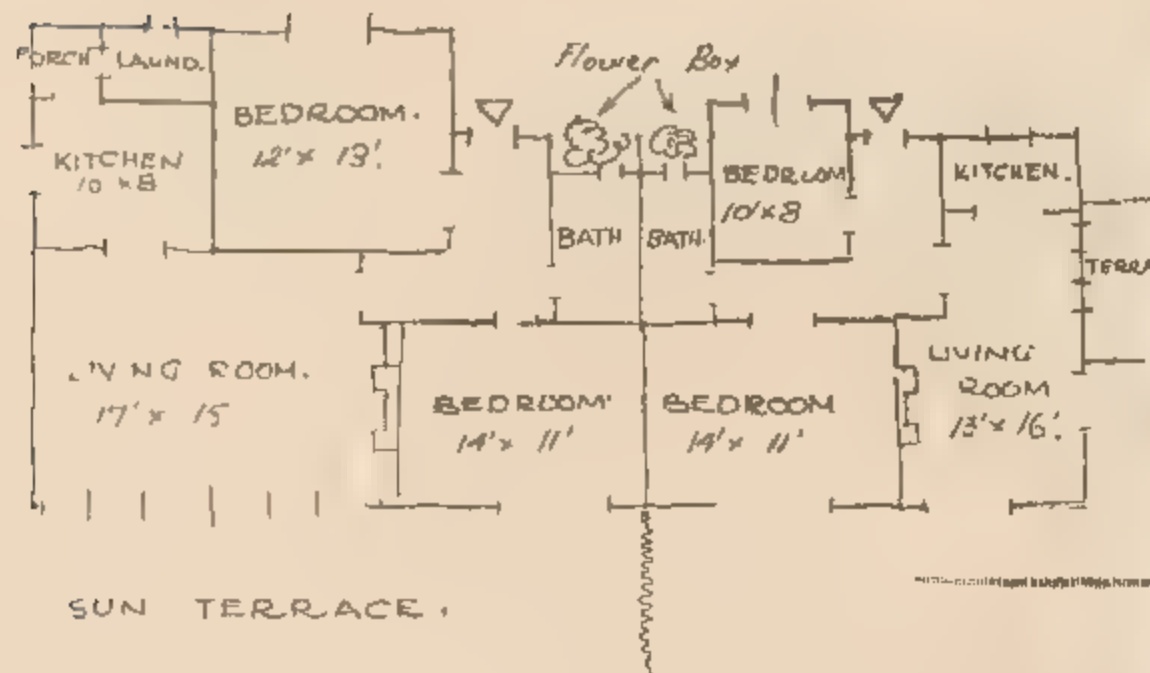
A "ONE-ROOM" SCHEME Suitable for an elderly couple

A ONE-ROOM SCHEME.

In these days when bachelors of both sexes have to do their own house-work, the fewer the rooms they have to look after the better they like it, and the time when living in one room was thought to be sordid is long since past. Our designer here shows what is possible in cutting up one fair-sized room to obtain the comfort of a small flat. It provides nearly all facilities including the luxury of an entrance vestibule, and a meal alcove in the kitchenette which are screened from the main living room. There is also space outside the bath-room and toilet for a linen cupboard, etc., while the kitchen has its cupboard for brooms, its ironing board, etc. Certainly none of these things are very roomy, but one would not expect them at all in a one-room flat.

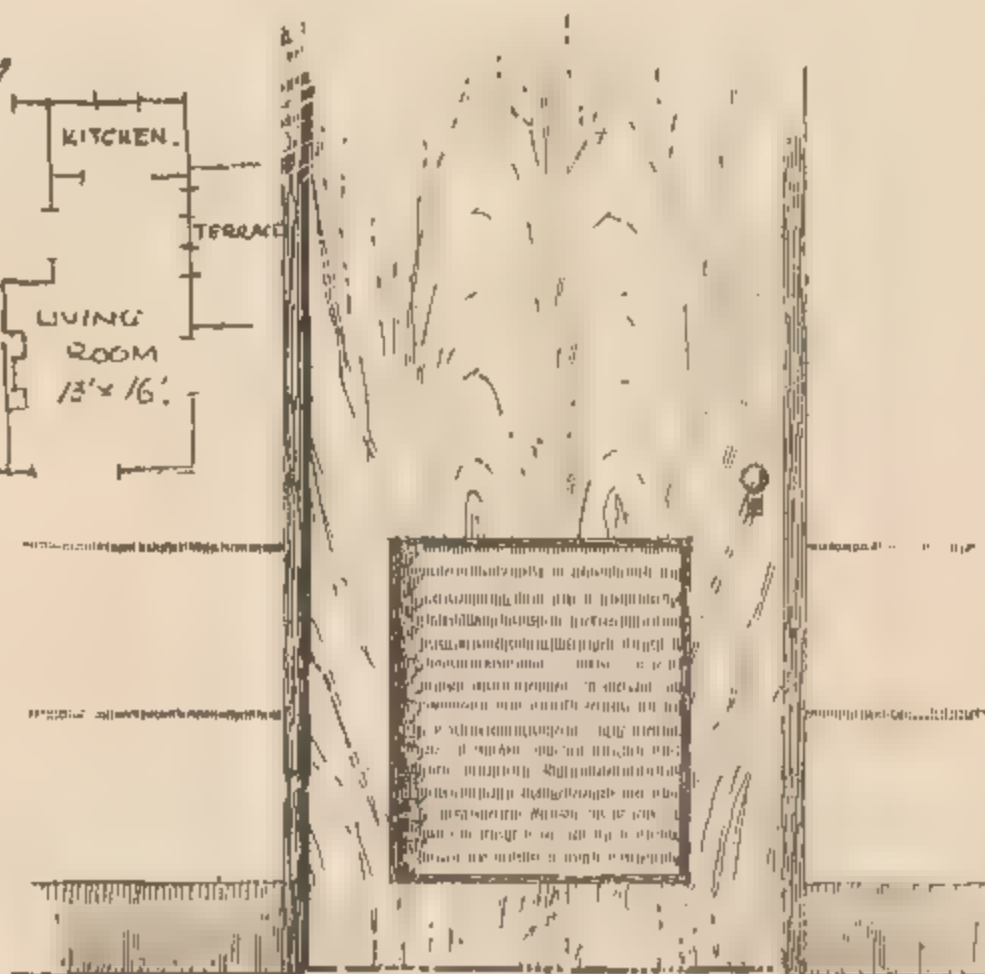


· GARDEN · VIEW ·



GROUND, PLAN SKETCH.

A · MODERN · BRICK ·
· SEMI-DETACHED ·



DETAIL · OF · BATHROOM · DOORS ·

A louvered panel is provided at the bottom of the door to ensure good ventilation.

SIMPLIFIED DESIGNS.

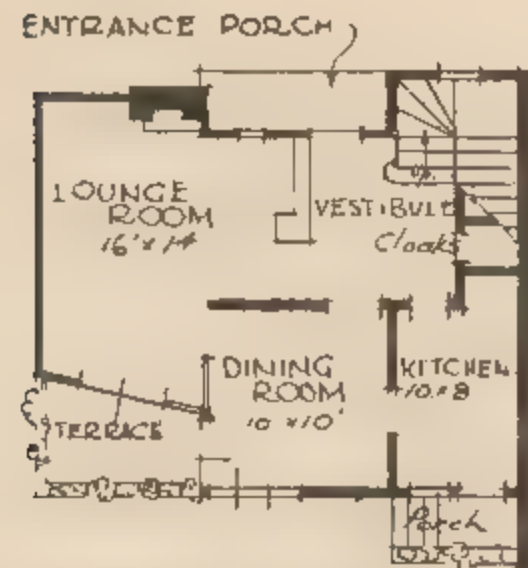
From the garden front these two semi-detached cottages look particularly well, and there is no reason to suppose they would not do so from the front, as the planning is not complicated and the roofing should be as simple as is the style of architecture adopted. The entrances to the residences are at the rear where judicious screenings by shrubbery of the bathroom helps to maintain a pleasant approach. The flat on the left is the roomier, although the other has the same number of rooms. It would have been a good idea to have placed floor to ceiling wardrobes between the two front bedrooms with a slight baffle wall between the windows to effect a certain amount of insulation between the two houses, just as the bathrooms and flower-box ingles perform this duty in the front portion. They would gain in composition if they rose from 9" or 12" of plinth instead of coming straight out of the ground.



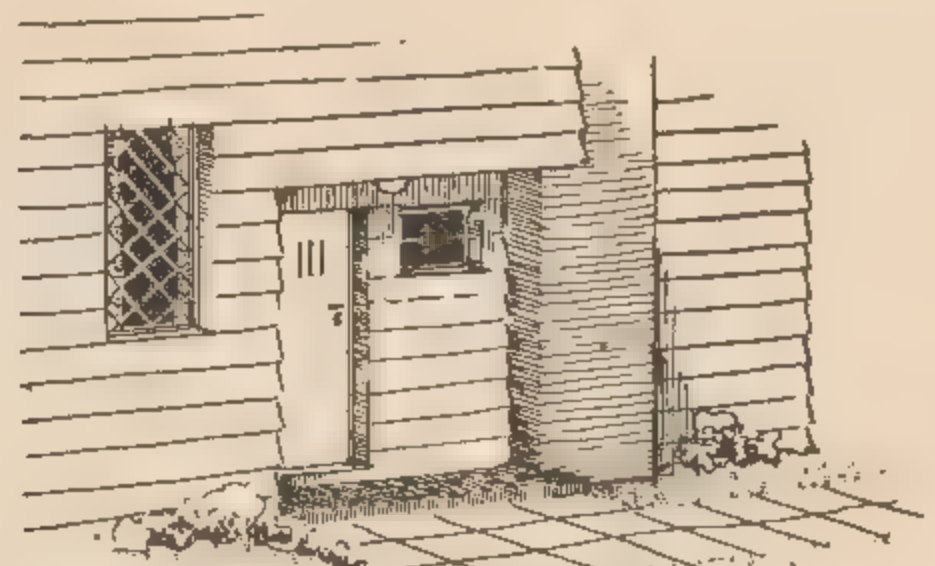
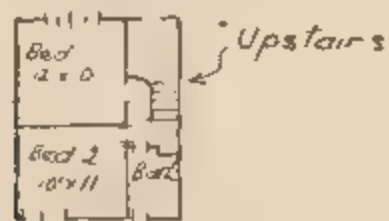
SKETCH - FROM GARDEN

MODERN DUPLEX IN TIMBER

Fireproof party wall protects each from total destruction by fire



GROUND FLOOR PLAN



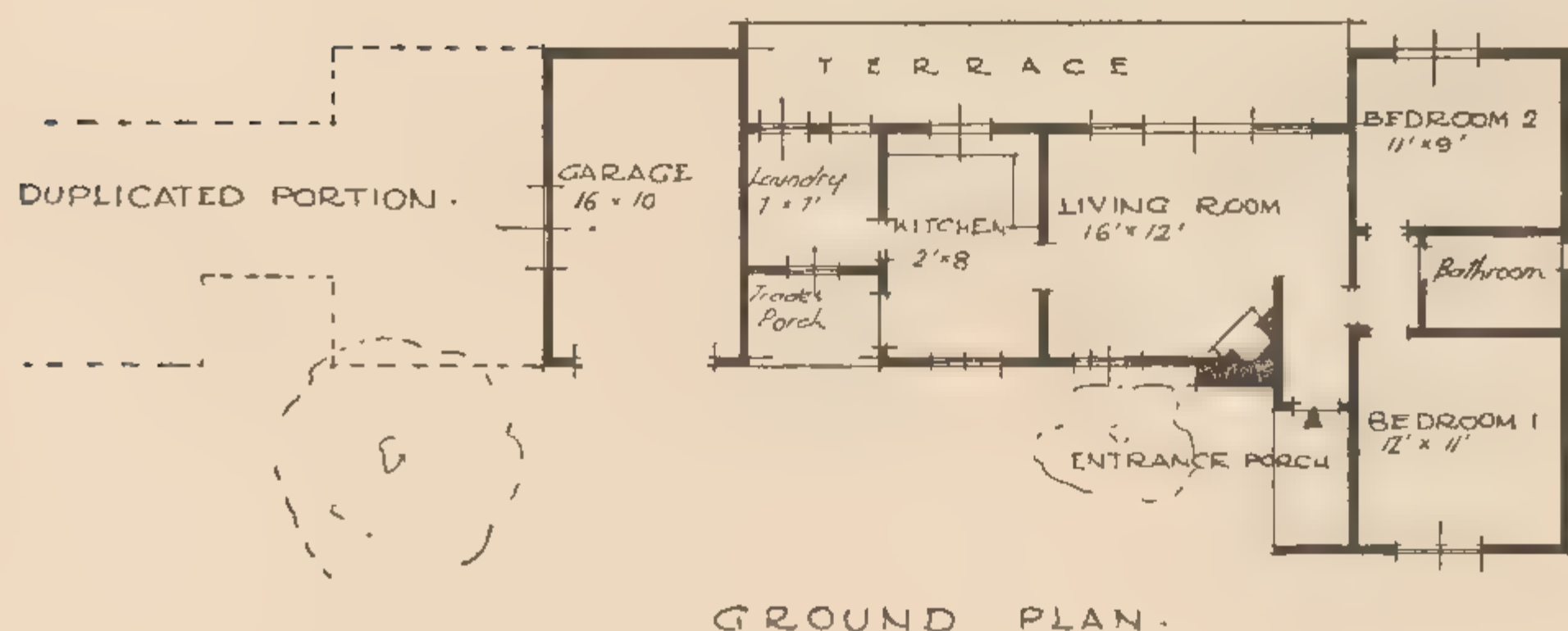
ENTRANCE PORCH SKETCH

FOUR-ROOMED DUPLEX HOMES.

One is inclined to believe that this timber structure, unlike some types, does not look as well in black and white as it might actually look when erected and attractively painted. Australia is used to weatherboard houses painted in drab colours which rob them of all gaiety and hospitality. One has to imagine the above design carried out in colours that will be enhanced by the trees and grounds about it, and the flowering creepers which will climb over its pergolas of which there are two pergola effects high up over the windows. The perspective is of the rear portion of one house. It shows a modern type not often seen in weatherboard with a parapet ending abruptly with a weatherboard and with a plan as modern as its appearance. Provision would have to be made for weather-proofing and preserving the parapet when the roof is being covered. Placing the chimney near the entrance affords an interesting contrast between brick and timber.



SKETCH OF HOUSE FROM FRONT.
Showing Duplicated Portion

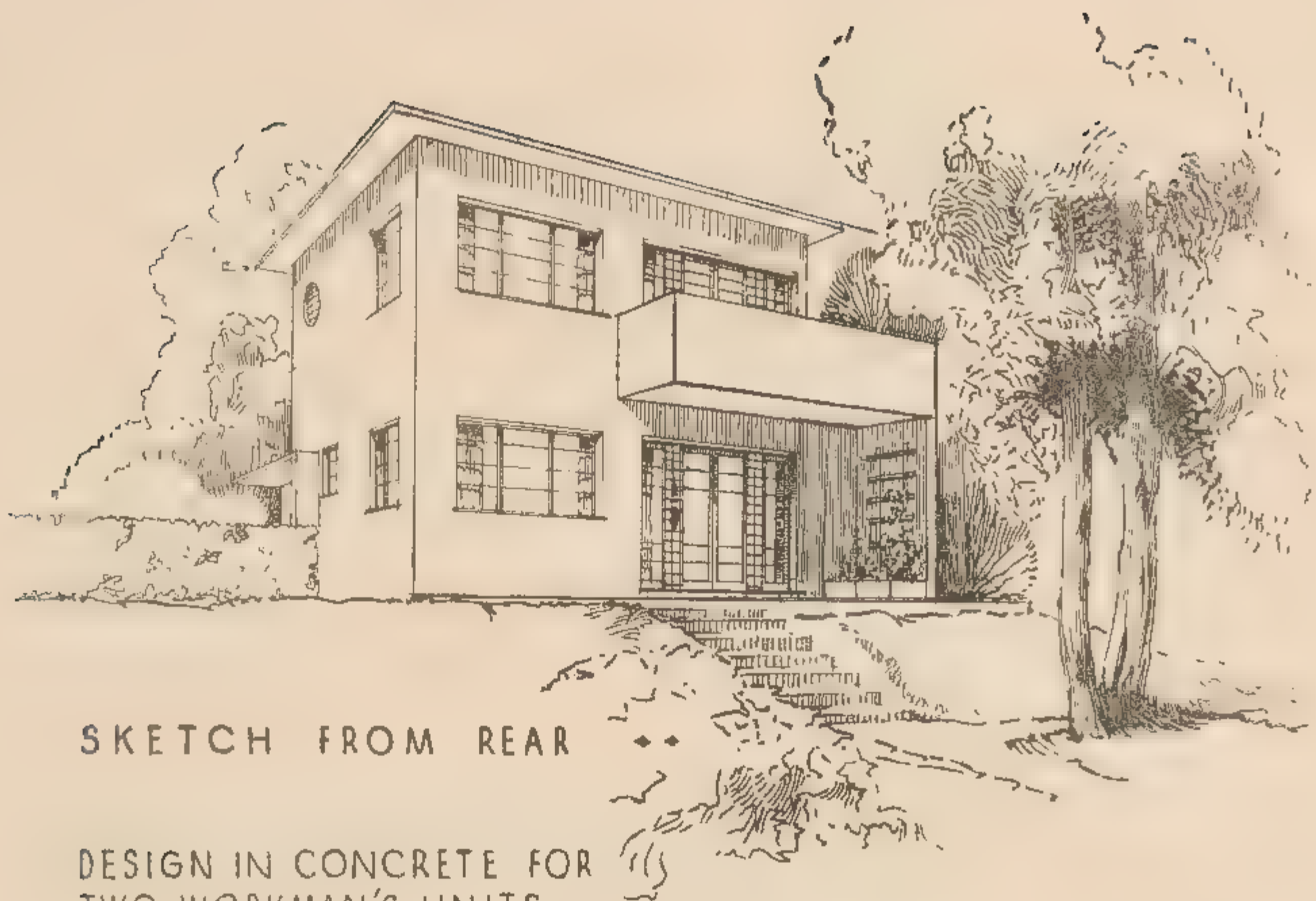


A SMALL WORKMAN'S HOME WHICH CAN BE USED FOR A SEMI-DETACHED PAIR



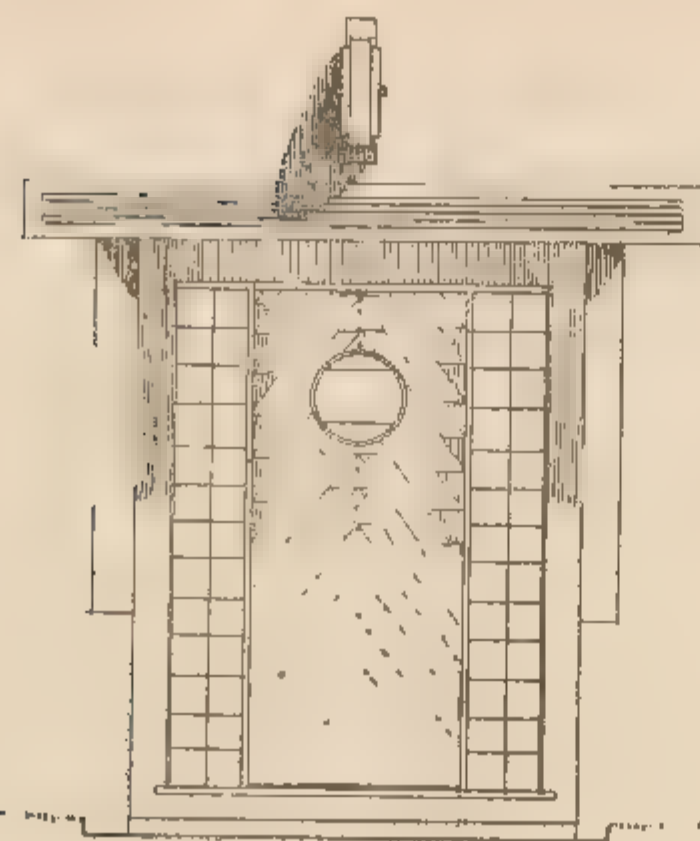
RESTFUL ARCHITECTURE FOR COUNTRY LIFE.

For the outer suburban area or rural industrial workers this design which shows the duplicated section, should be ideal but it would require a considerable amount of frontage for with an adequate space on either side, the building would want about 140 feet frontage, and land would want to be cheap to warrant giving up so much to semi-detached types, when two single houses of normal size could be placed thereon. However, one never knows what circumstances will dictate the erection of any specific house, and the planning of the above is so attractive it may appeal to anyone, either as intended, as a semi-detached cottage, or as depicted, as a small family home. It will be noticed that it is possible for the bedrooms to get the benefit of the early morning sun (if windows are placed on the side walls also) and the rest of the rooms and the terrace can have sun nearly all day. Three permanent openings are provided in the garage door and in the storage loft over the garage, thus providing good ventilation.

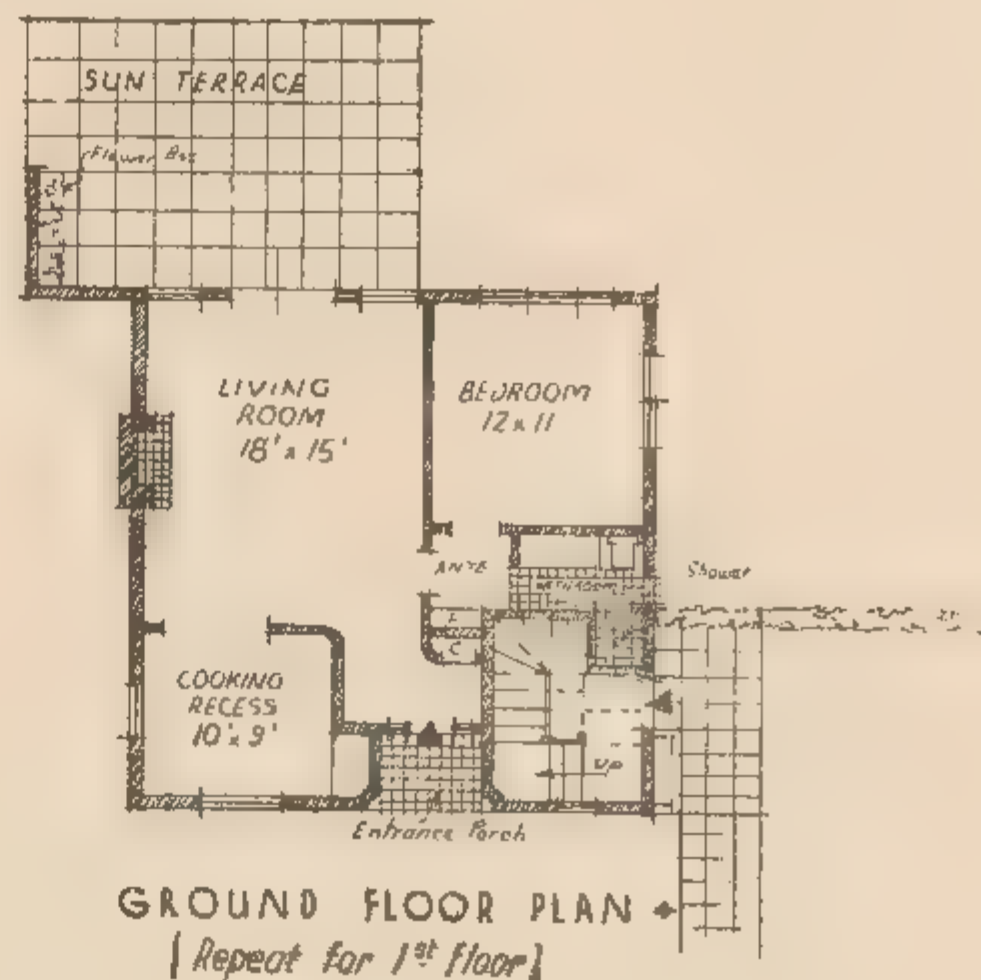


SKETCH FROM REAR

DESIGN IN CONCRETE FOR
TWO WORKMAN'S UNITS



DETAIL OF ENTRANCE DOOR



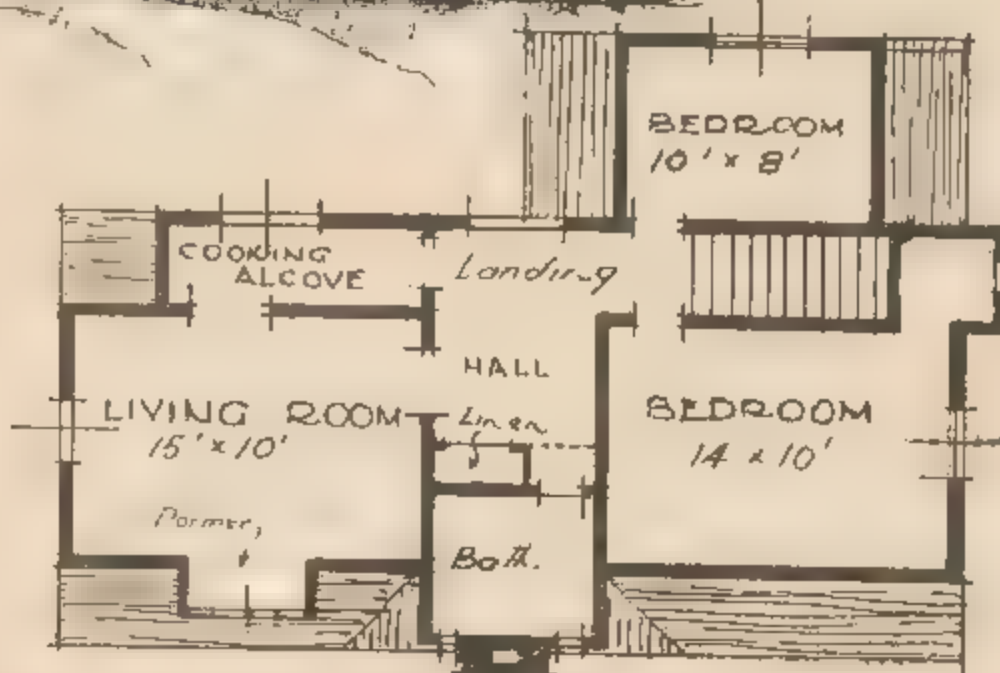
GROUND FLOOR PLAN
(Repeat for 1st floor)

DESIGN IN CONCRETE FOR TWO WORKMEN'S UNITS.

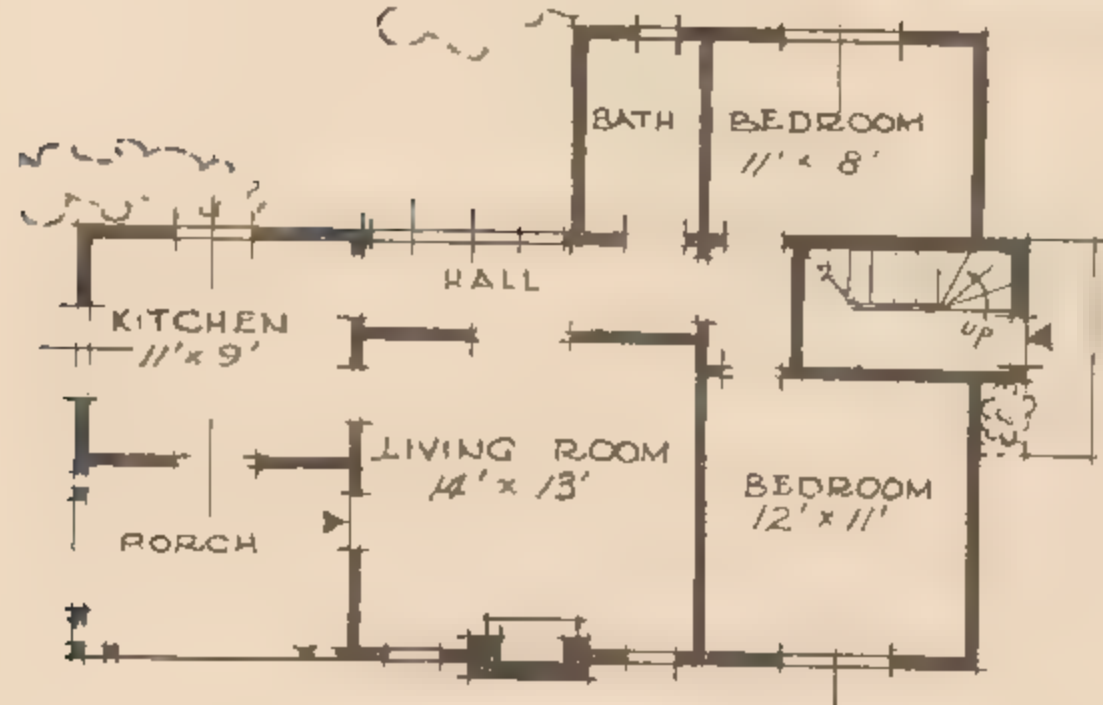
To be sure this does not resemble any two workmen's homes that we have ever seen, but that is nothing against the above design, which, if a little austere, is nonetheless nicely proportioned and tasteful. The perspective shows the rear of the building with its large, attractive modern windows and the French doors of the living rooms opening out on to the sun-deck and terrace. The front elevation is likely to be just as attractively carried out, for the style is especially suitable to concrete construction. Although the sun-deck on the first floor is not dependant in any way on the support afforded it by the screen below it, it is curious how the latter, to some extent, satisfies the eye. It would be more apparent if the underside of the deck were shaded as it should be. The planning is entirely satisfactory to the housewife not wedded to the broom and duster as it would not entail much cleaning.



PERSPECTIVE SKETCH



FIRST FLOOR PLAN.



GROUND FLOOR PLAN.

The Entrances are designed so that privacy is obtained by entering one from one side and the other opposite

"TWO SMALL HOMES" FOR TWO WORKERS.

TWO SMALL HOMES FOR TWO WORKERS.

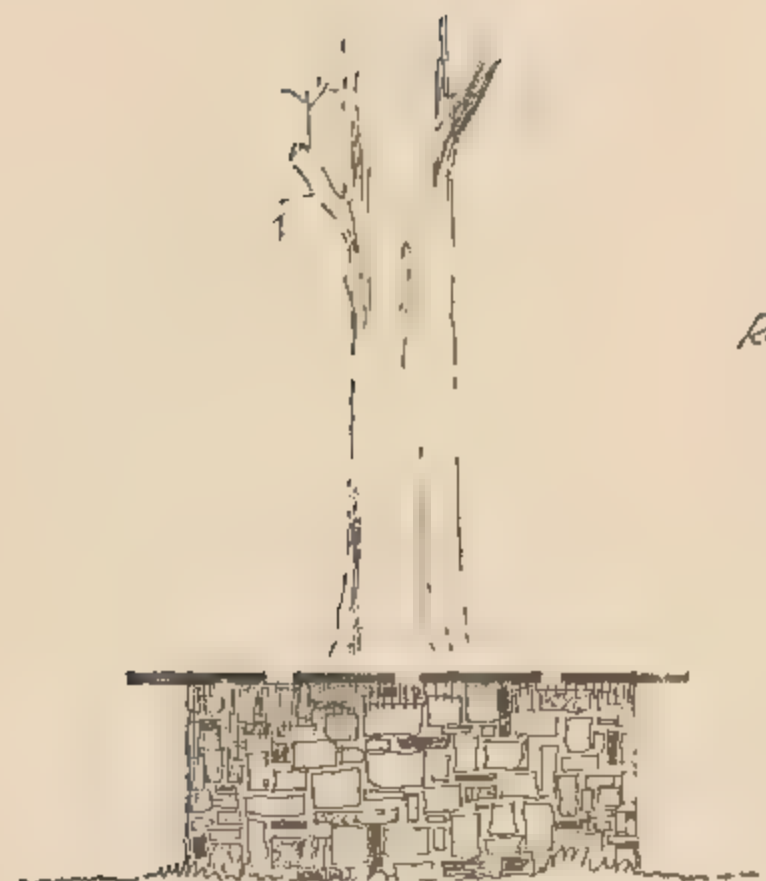
The old-fashioned house often had charming qualities which it would be a pity to discard, but, as far as rooms in the roof are concerned, it is doubtful if they lend themselves to adaptation for self-contained flat purposes. Take, for instance, the cooking recess on the first floor of this little building. If the bedrooms are to get any morning or afternoon sun, the cooking would have to be done in all the heat of the northern sun on the window and roof, the ceiling of the latter is not likely to be much over six feet from the floor at that point. The bath on this floor is not advantageously placed in relation to the other plumbing. The rest of the planning is good, except for one or two square shaped rooms, which we cannot insist on too often as being difficult to furnish to advantage. The ponderous chimney is out of keeping. The stairs starting off with winders is a poor approach to the upper flat. The projection going out a couple of feet extra would improve matters.



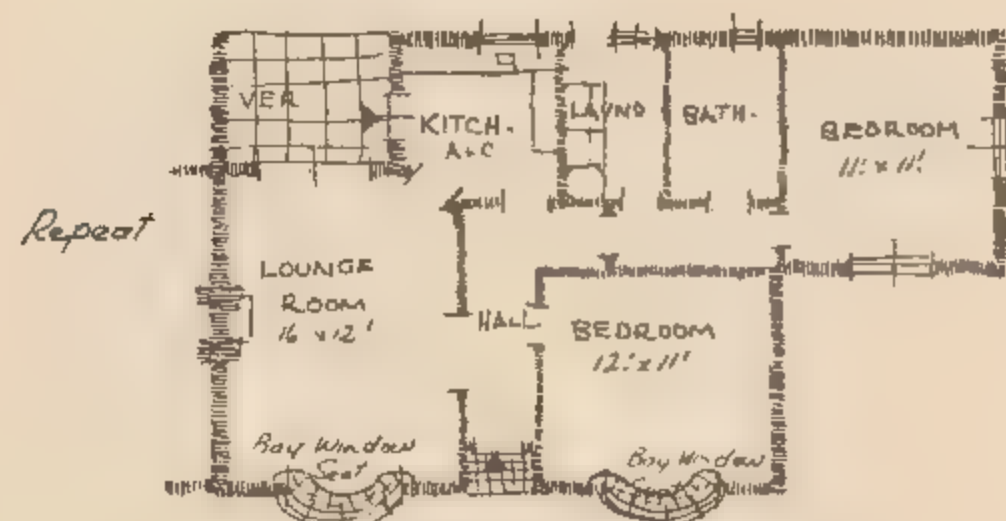
THE FRONT ELEVATION

*All glass Bay Windows to
Living Rooms and Bedrooms.*

A 'HOMELY' DESIGN FOR
A SEMI-DETACHED PAIR



DETAIL OF GARDEN SEAT.



GROUND FLOOR PLAN.

A CHARMING SEMI-DETACHED PAIR IN CONCRETE.

This is an appealing plan, although a little less economical than many in this collection, as there is nearly 100 square feet of passageway. One might prefer the door to bedroom No. 1 to be placed opposite the bathroom to keep the room away from lounge-room noises, and, unless one wants the house filled with steam on washing days, it is difficult to see the use of the door from the laundry into the house, except that this might possibly be a way of doing without a bath heater, and carting the hot water from the copper to the bath which is a very clumsy arrangement for suburbia, though perforce it would be welcomed in the country if water were not laid on and there was no chip heater. However, this does not interfere with the disposition of the rooms and the general excellence of the elevation, with the bow-windows, overhanging roof and living room, verandah and kitchen arranged en suite for comfort, convenience and interior effect.

No. 60

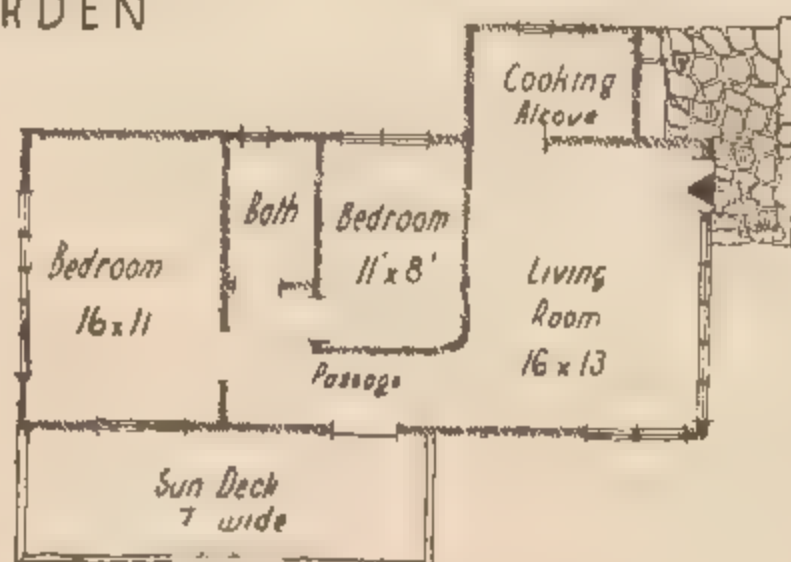


SKETCH FROM GARDEN

A TWO FLAT DESIGN IN TIMBER

*Designed along modern lines
with provision made for
abundant sunlight and fresh
air*

*Top flat on higher ground
approached from main road
frontage and the other approach
from side road or path and steps from
main road*



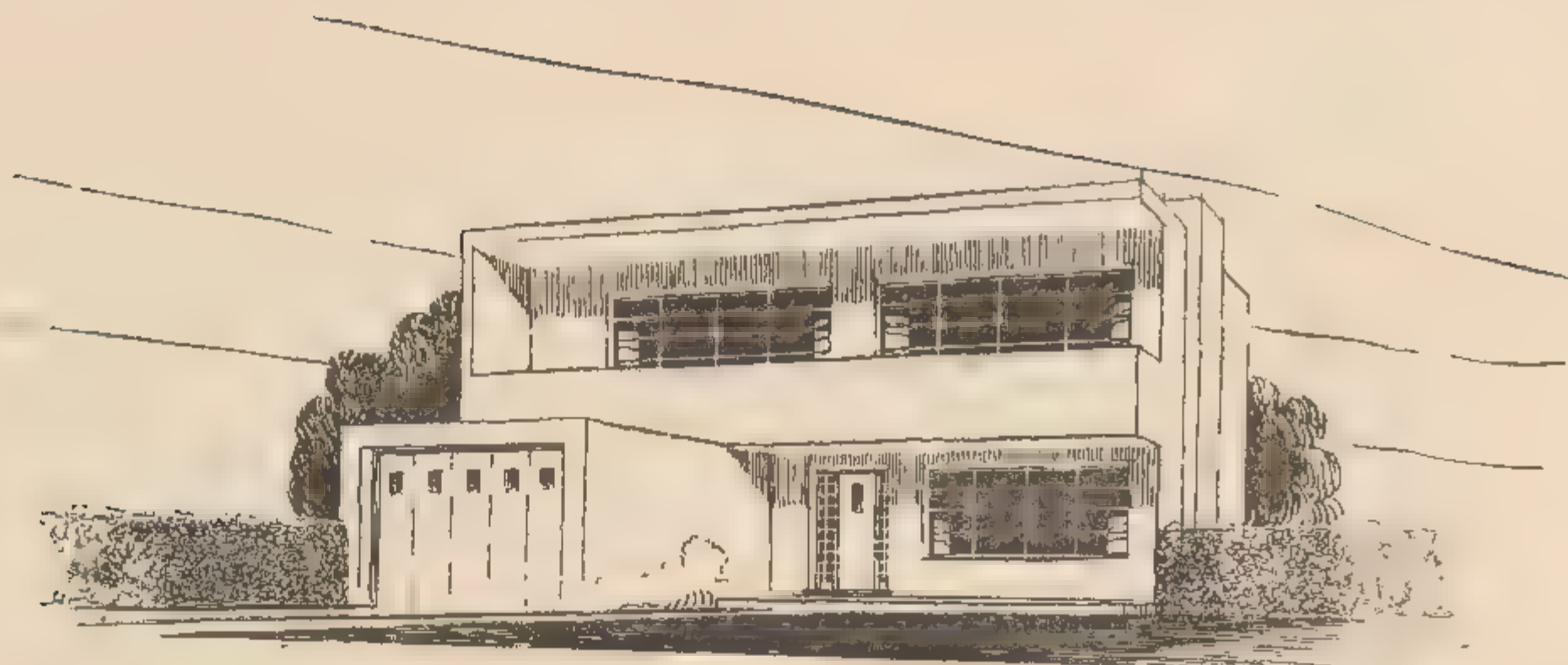
GROUND FLOOR PLAN



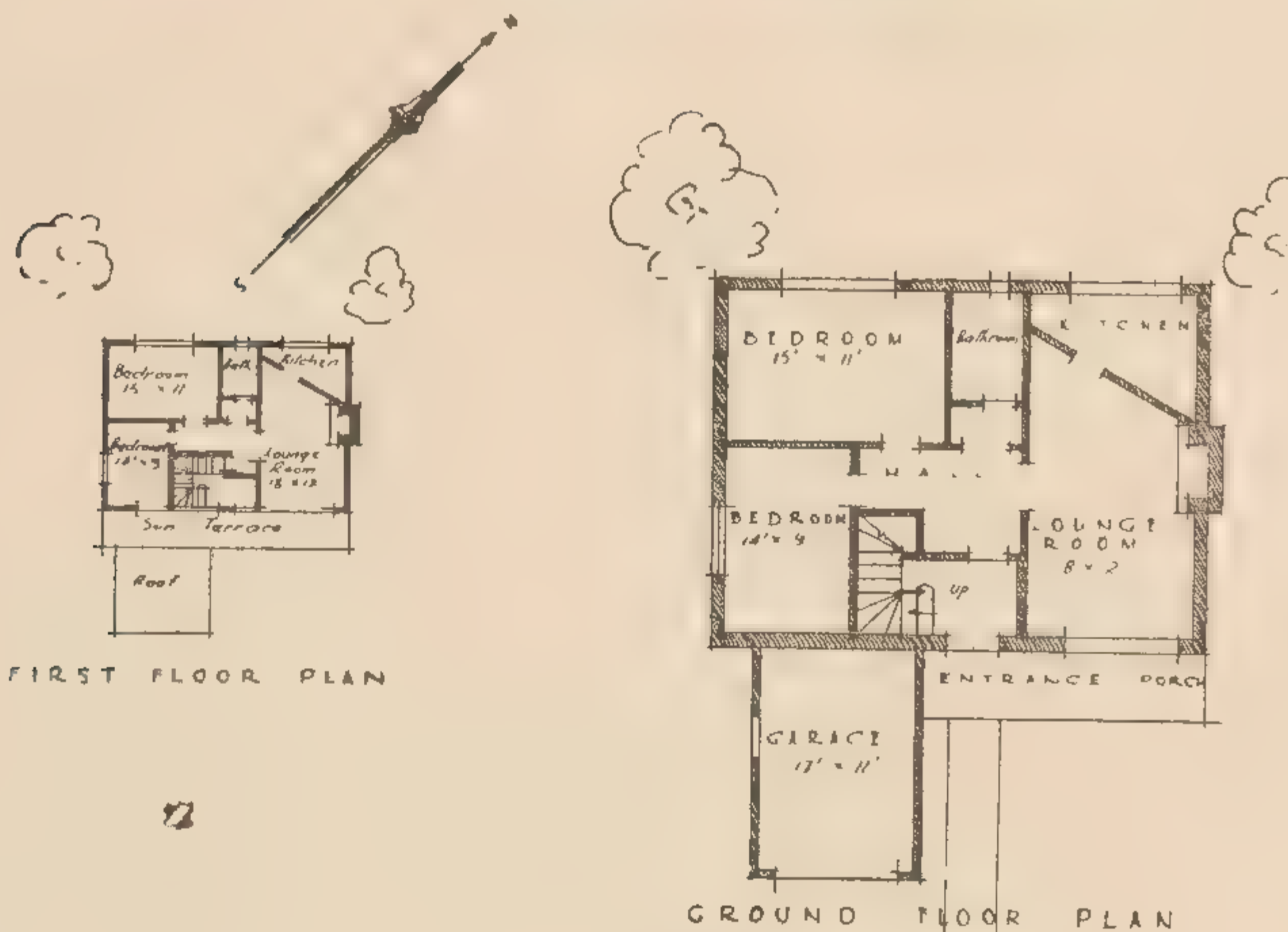
FIRST FLOOR PLAN

ATTRACTIVE BUT UNAFFECTED.

It is not often that anyone who finds it inconvenient to negotiate steps and stairs, has the opportunity to live on the first floor of a low-cost two-storey building, but here our designer shows how this may be possible in a two-flat building on land with the desired fall. He also demonstrates effectively that a six-roomed dwelling in timber need not be presented as the drab, cheap, and unlovely looking places that have been erected in this country in the past. The upstairs unit is approached from the upper level, while that on the ground floor is entered at the lower level from a side street. Both homes are planned to obtain the maximum amount of light and air, and in a suitable locality, should suit artists. The top flat is given a sun-deck to compensate for the sun terrace enjoyed by those down below. The rooms are well grouped and there is room for plenty of cupboards, although these are not shown.



SKETCH FROM FRONT GARDEN



FIRST FLOOR PLAN

GROUND FLOOR PLAN

A SMALL MODERN TWO UNIT SCHEME
IN RE-INFORCED CONCRETE OR BRICK

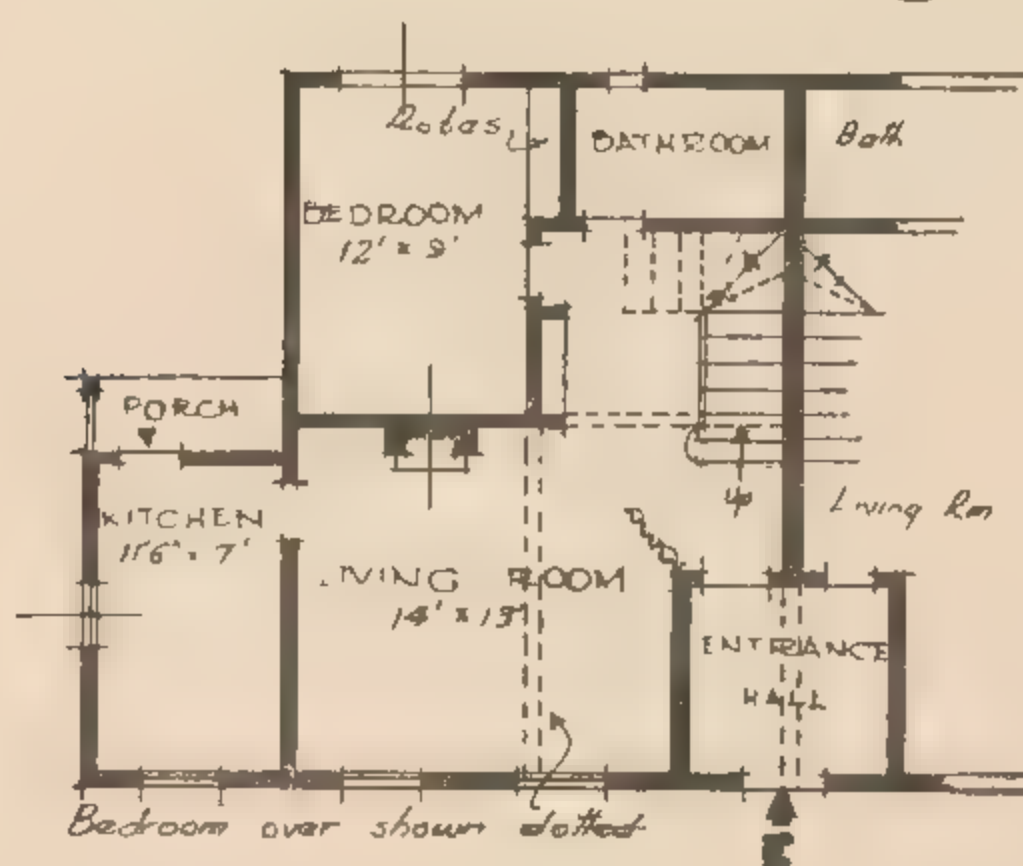
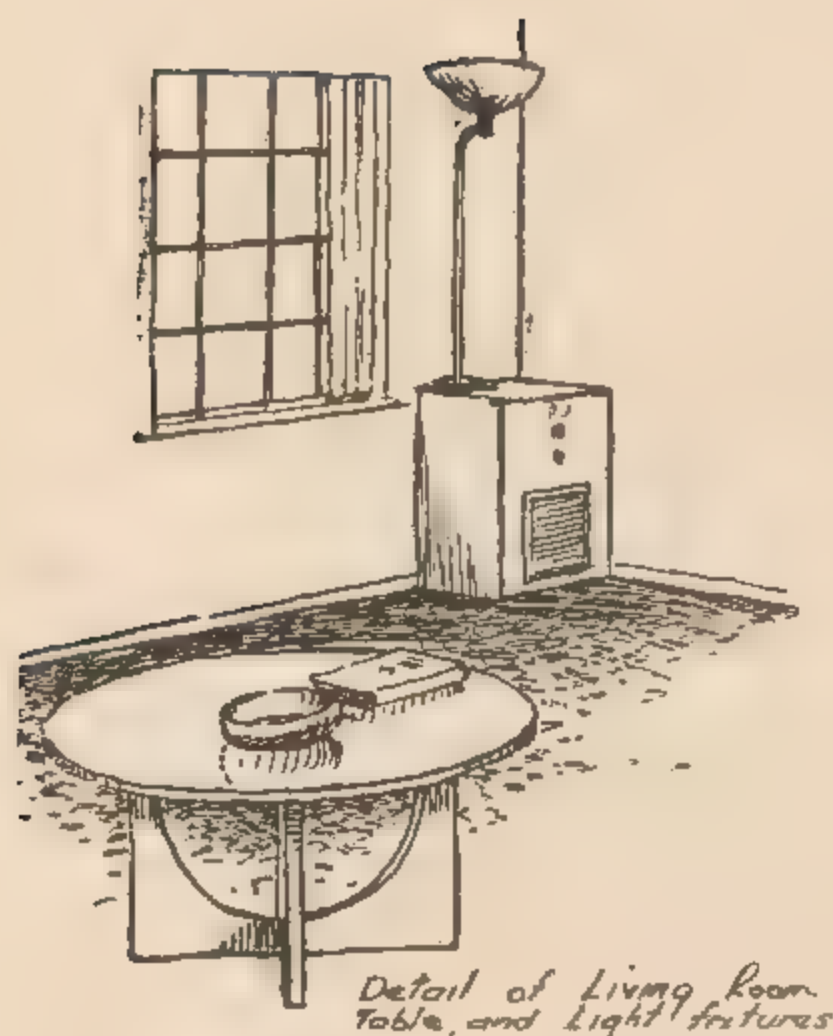
A BOX TYPE.

The planning of this home is all right as far as it goes but it rather looks as if the designer had got tired of rectangles and contrived at least one diagonal wall by way of contrast, from which little good comes except to the brickmaker or cement merchant. A rectangular kitchen would be easier to furnish and be more comfortable to work in. There is plenty of room to put a back door into the wide opening. The dividing walls upstairs would require thick mullions in the window on the left and on the first mullion on the right. The front door to the downstairs flat need not be in line with the main entrance and the bathroom. The only features showing any promise of decorative value are the garage doors, the main entrance door and the window hangings. So the building will require to be brightened up by its garden setting. The orientations as indicated would not permit the bedrooms to receive the morning sun which is essential.

No. 62



FRONT ELEVATION



GROUND FLOOR PLAN.

A. DESIGN. FOR A SEMI-DETACHED PAIR.
HAVING TWO BEDROOMS LIVING ROOM & KITCHEN.



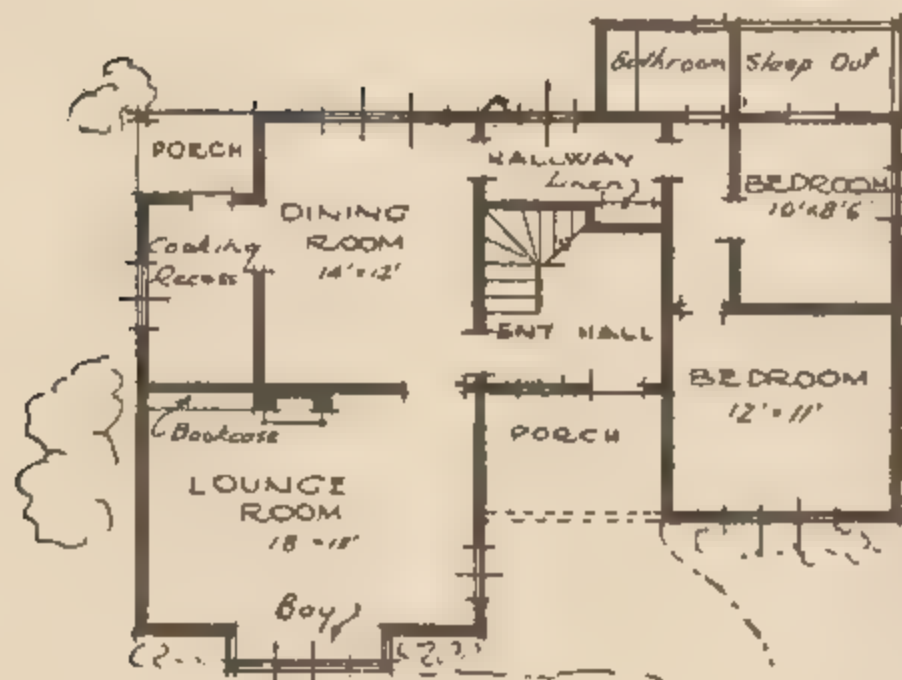
SYMMETRICAL.

The draughtsman is very fond of timber construction which looks so well amongst the trees on large allotments, but the low rent people seldom secure allotments which allow of the trees being retained—more's the pity. There should, of course, be a limit to which building blocks should be cut, and no trees should be allowed to be cut down without the cutter being forced to provide money for the planting of another elsewhere, and, even then, its cutting down should not be allowed without sufficient reason. The plans in the above design allow for two self-contained flats consisting of living room, kitchen and one bedroom down stairs, and an extra bedroom upstairs with the necessary conveniences. The bath rooms are downstairs, which might not be too convenient for those in the top floor.



THE FRONT ELEVATION.

A DESIGN IN TIMBER FOR LARGE FLATS.



GROUND FLOOR PLAN.
Repeat For First Floor

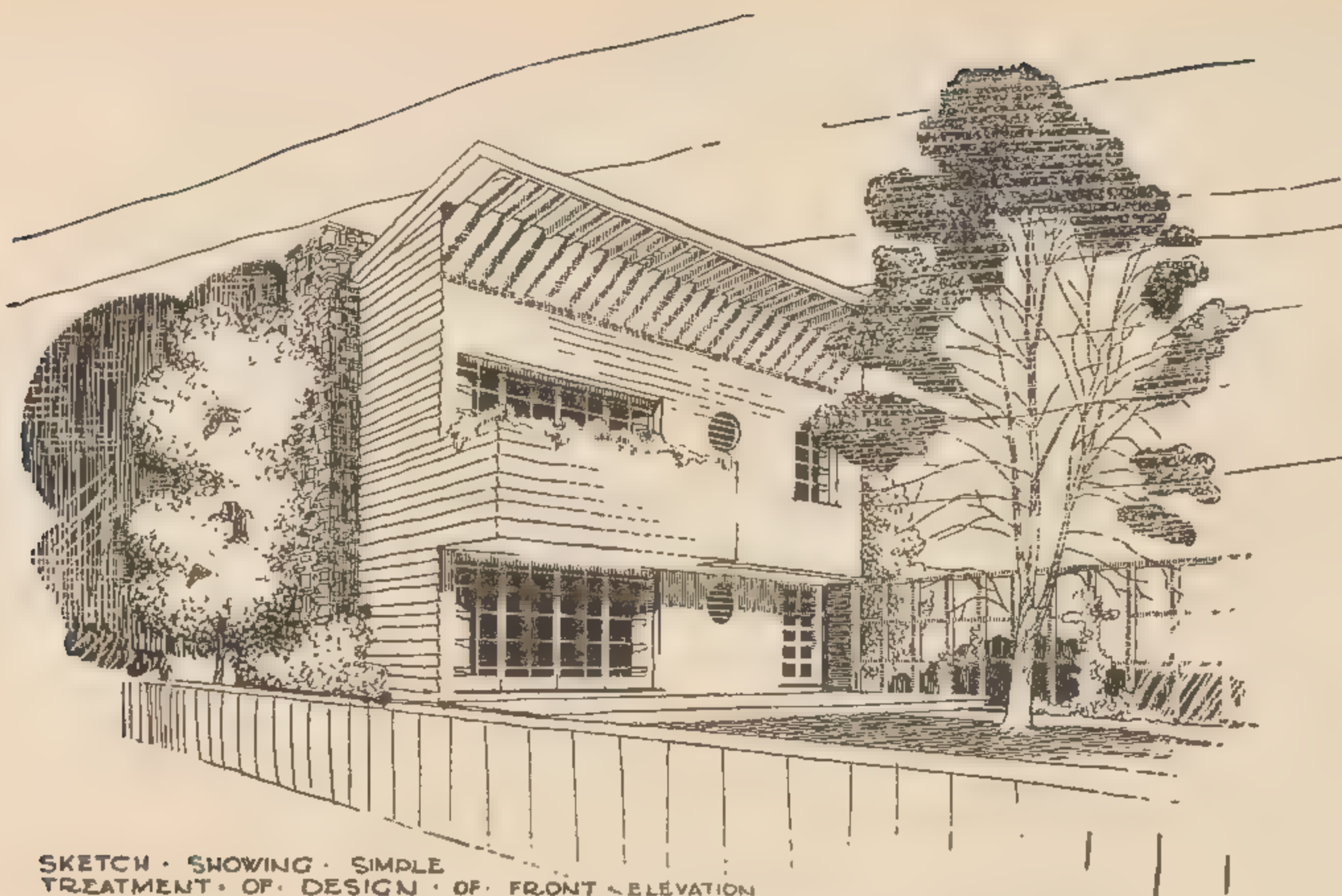
This design may be used for either two flats as shown or may be duplicated on either side wall making four or could also be used for six by duplicating on both side walls.



ELEVATION OF FIREPLACE AND BOOKCASE IN LOUNGE

A LARGE TIMBER STRUCTURE.

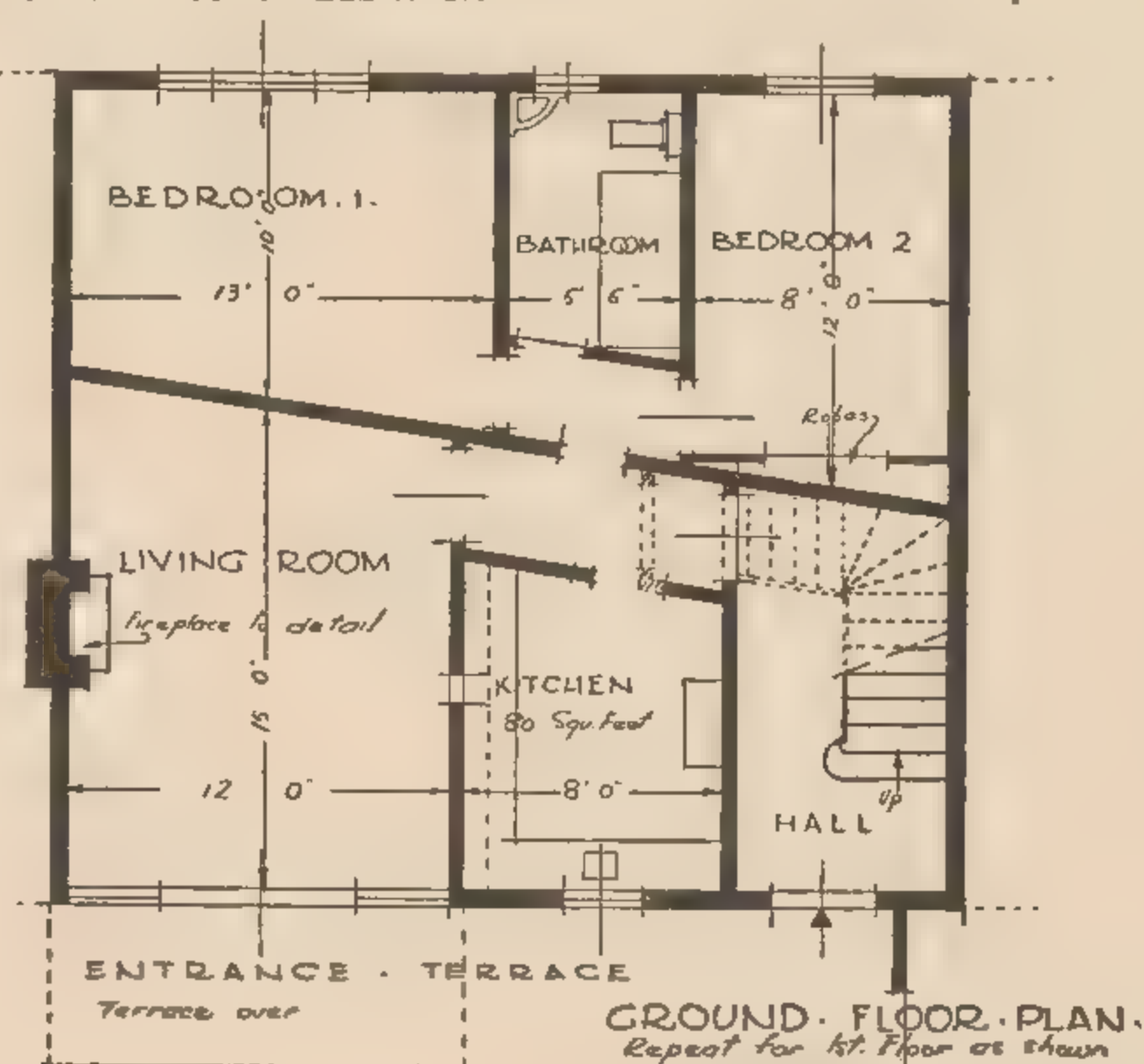
Where timber is plentiful this building could be erected as planned in that material, but, it must be remembered that such buildings look their best in lots of greenery, and that means a fair-sized block of land, and that timber houses require painting every three or four years, which, in the case of a large structure like this means considerable outlay in upkeep. The planning is excellent, although it is a pity the designer put the staircase that serves the top flat on that side of the entrance vestibule where the occupants of the downstairs flat may collide with anyone coming downstairs. This difficulty can easily be overcome. The elevation is simple and effective, and might have been even more so by omitting the central gable.



SKETCH · SHOWING · SIMPLE
TREATMENT · OF · DESIGN · OF · FRONT · ELEVATION



AN EFFICIENTLY
PLANNED · SMALL
WORKMAN'S HOME
*Being designed as a
two storey building.
This arrangement may
also be duplicated on
either side wall*



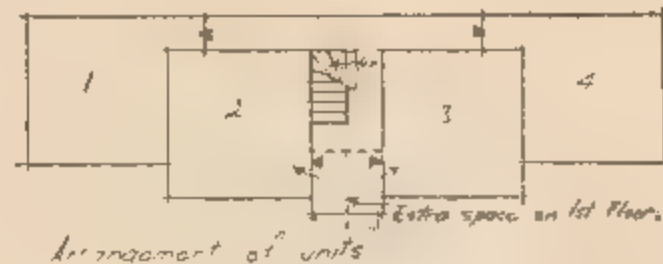
WORKMEN'S FLATS IN TIMBER.

For those people who are tired of the rectangular and ordinary, the designer here submits a home with walls and roof lines slightly off the straight. It would certainly give the interiors, as it does the exterior, a certain originality and appeal to persons who favour the unusual. Except for this the flats are logically arranged, and should be comfortable enough. The plain ceilings are proposed to be level, with little cornices. They do not follow the rake of the lean-to roof, but are about a foot lower than the latter, to allow a pocket of air in between, to keep the rooms cool. That of the bedrooms is stepped down a little behind the dividing wall. Ordinary rectangular floor coverings would tend to accent the diagonal walls, whereas all-over coverings might lessen the effect, otherwise there would be little furnishing difficulty. The purpose of a perforated roof overhang is not apparent as the windows are too low to be effected by it one way or the other. It produces a play of light and shade that is interesting.

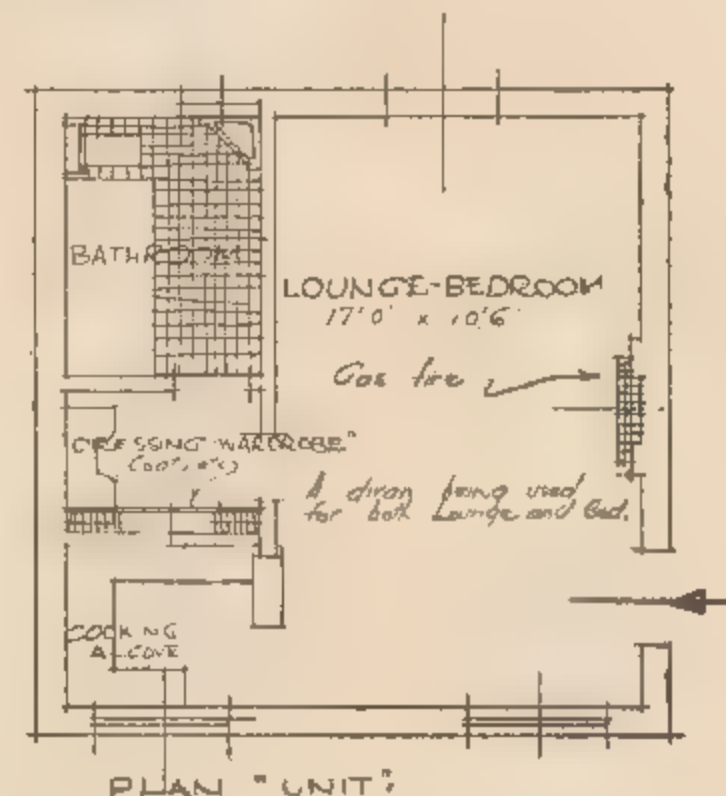


SKETCH FROM FRONT

DESIGN FOR EIGHT BACHELOR FLATS.



DETAIL IN "DRESSING-WARDROBE"



EIGHT ONE-ROOM FLATS.

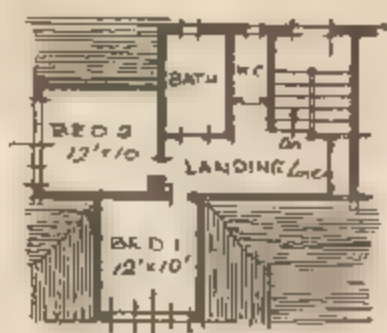
Perhaps the one-room flat is not the most desirable or conducive to home life, but, at least it meets a popular demand, and if properly designed and let with proper discrimination, there is no reason why they should not be a success, especially if, as we are told, girls and women are in industry for "keeps," and desire a "lock-up" sanctuary that is their very own. There is nothing wrong with the appearance of the above building. No one would object to calling upon residents ensconced therein. It is unassuming and truthful in presentation, has a spacious approach and an inviting entrance made colourful and interesting with its balconette and striped awning above. The rooms themselves are given the maximum amount of isolation possible, and could be comfortable for spinsters or bachelors who never want to be cluttered up with surplus rooms. They have little time for housework. Probably they do eight hours work elsewhere. The dressing room would require good lighting over the dressing table and in any case would want half glass partitions to afford the requisite amount of daylight. The plan would apply to units 1 and 4. Units 2 and 3 without through ventilation could have the cooking alcove over the entrance and the bathroom could be brought forward for direct ventilation.



SKETCH - FROM - FRONT -

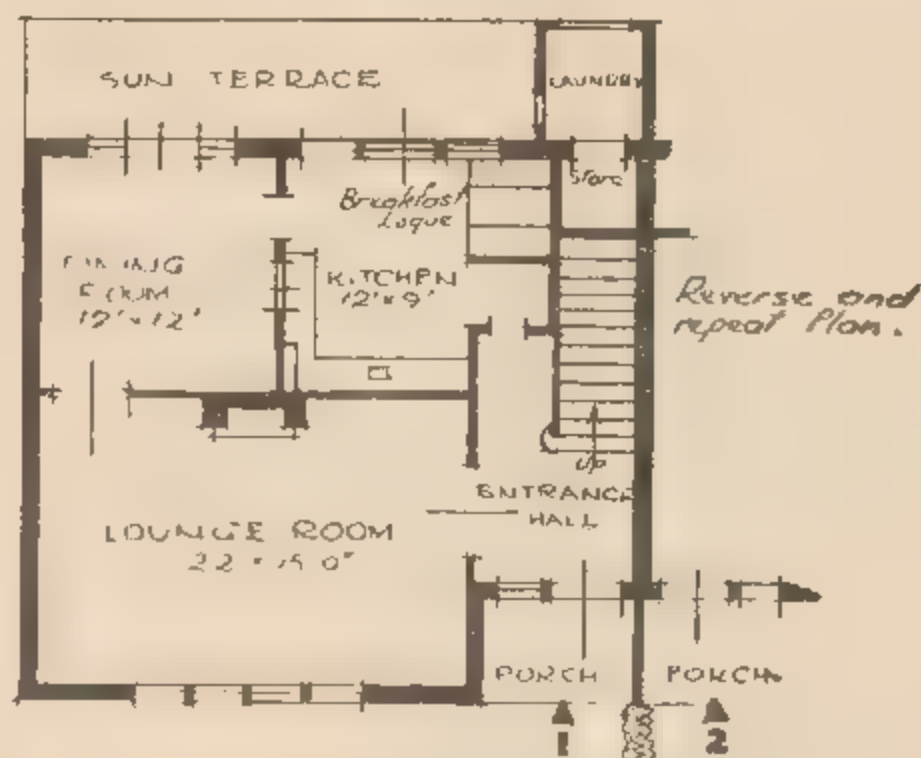


"A TOUCH OF ENGLISH"
SUGGESTED KITCHEN
DETAIL FOR "ODDMENTS".



FIRST FLOOR PLAN.

AN ENGLISH MAISONETTE
FOR A 45' 0" BLOCK.



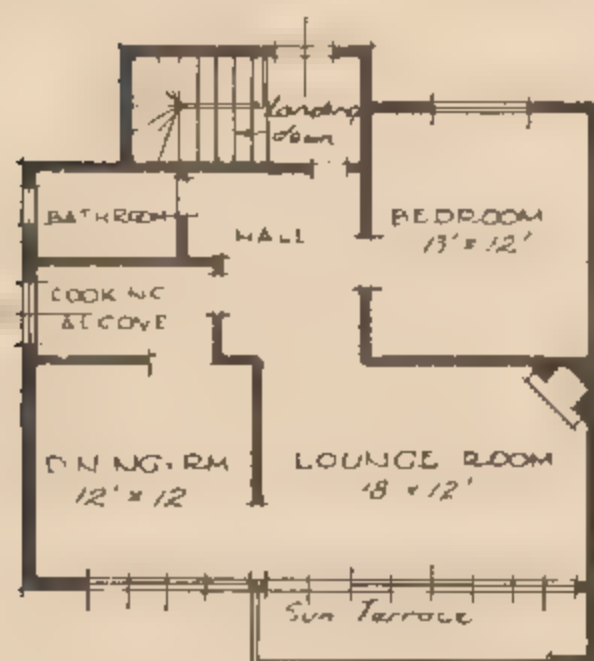
GROUND - FLOOR PLAN.

IN THE ENGLISH MANNER.

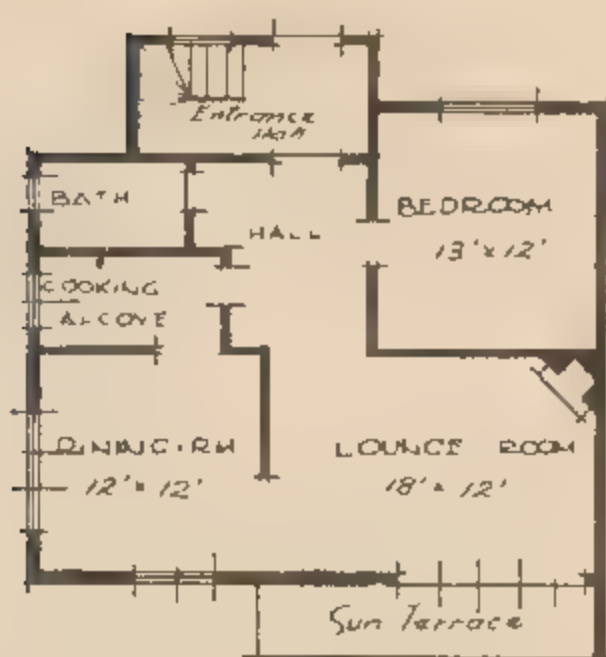
A glance at the above perspective will describe, better than any words that could be employed, that peculiar charm which endears the English cottage home to those who have seen it in its own setting, supplying just that right note to the landscape. This particular design has evidently been planned with the idea of making the most of the back garden, as is so often the case in English homes. Though nicely planned it shares a defect we have noticed in some of the other designs in this book, and that is the omission of any defined place for the kitchen stove. With the kitchen so handy to the dining room and sun terrace the meal alcove is hardly necessary, a wider opening between dining room and the lounge would be welcomed by most people. Before the advent of insulating material, bedrooms in attics were found to be too hot and stuffy, but that has been largely minimised.



SKETCH FROM GARDEN



FIRST FLOOR PLAN



DESIGN FOR A "TWO-UNIT" SCHEME



DETAIL OF KITCHEN

WITH AN AIR OF SPACIOUSNESS.

The designer that can lend an air of extra spaciousness to his interiors is not to be despised. The flats shown are not really very large, but it is safe to predict that the arrangement of the entry, lounge and dining room all merging into one with the wide modern windows would give an effect of space far exceeding the actual dimensions. The stairway to the upper flat being in the common entry, gives more privacy to both homes than if it were in a common hallway. The flats are identical in plan. As there is only one bedroom in each the cooking alcove does not require to be very big, but, compactly arranged as shown in the detail drawing, no doubt it would prove satisfactory. The bathroom being on the side adjoining the kitchen is economical from a plumbing point of view, but being on the other side of the main entrance from the bedroom is not an ideal arrangement.

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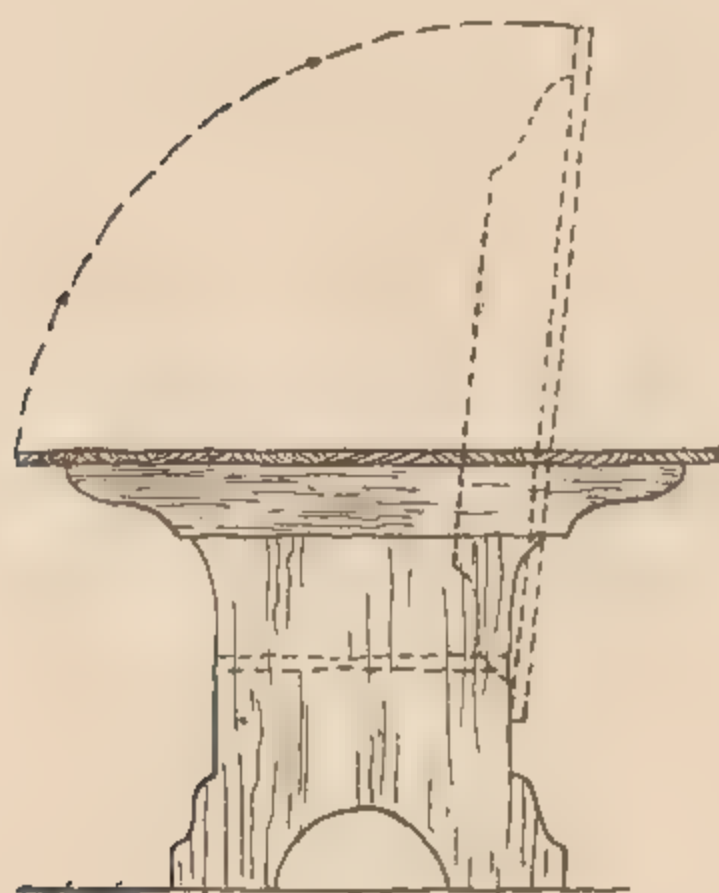


Hot water from one central unit which guests never see

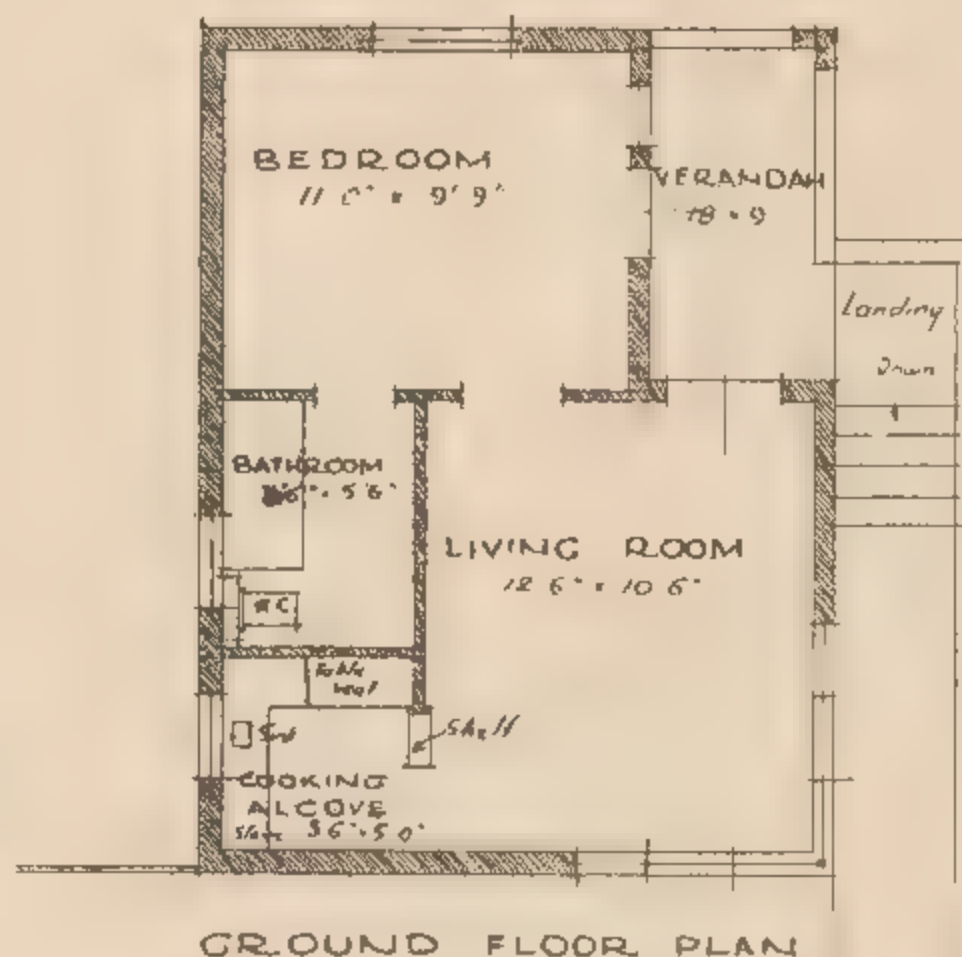


SKETCH SHOWING ARRANGEMENT OF THREE

A SMALL MODERN 'HOME UNIT'
DESIGNED TO ACCOMMODATE A
YOUNG MARRIED COUPLE...
SUITABLE FOR INDUSTRIAL AREAS.



DETAIL OF "TABLE-SEAT"
Located in Cooking Alcove



GROUND FLOOR PLAN

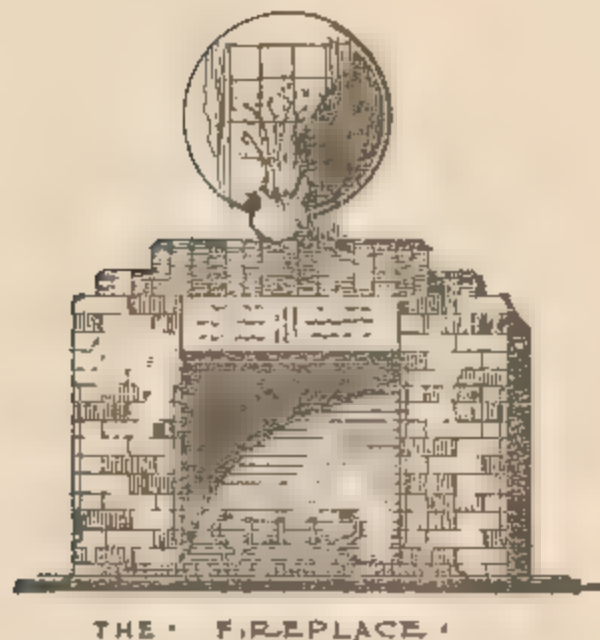
HOMES FOR TWO PERSONS.

A little home of one's own, where one can move around amongst replete equipment and labour-saving devices, is a thing that many a woman craves. Few now desire large and expensive homes. In the above house the designer has endeavoured to provide a small home for childless workers which can be cleaned and tidied in an hour or so, and leaves the inmates the rest of the day for munition making or other work. For this the plan shown is ideal, every inch of the floor space is utilised to the best advantage, and there is no reason why the interior should not be as attractive as it is convenient. The exterior is as advanced in style as the most modern wife could wish, and is devoid of useless ornament. Any variation from its neighbours (if repeated often in the street) would depend mostly on its garden arrangement, and the colour and design of its window curtains.

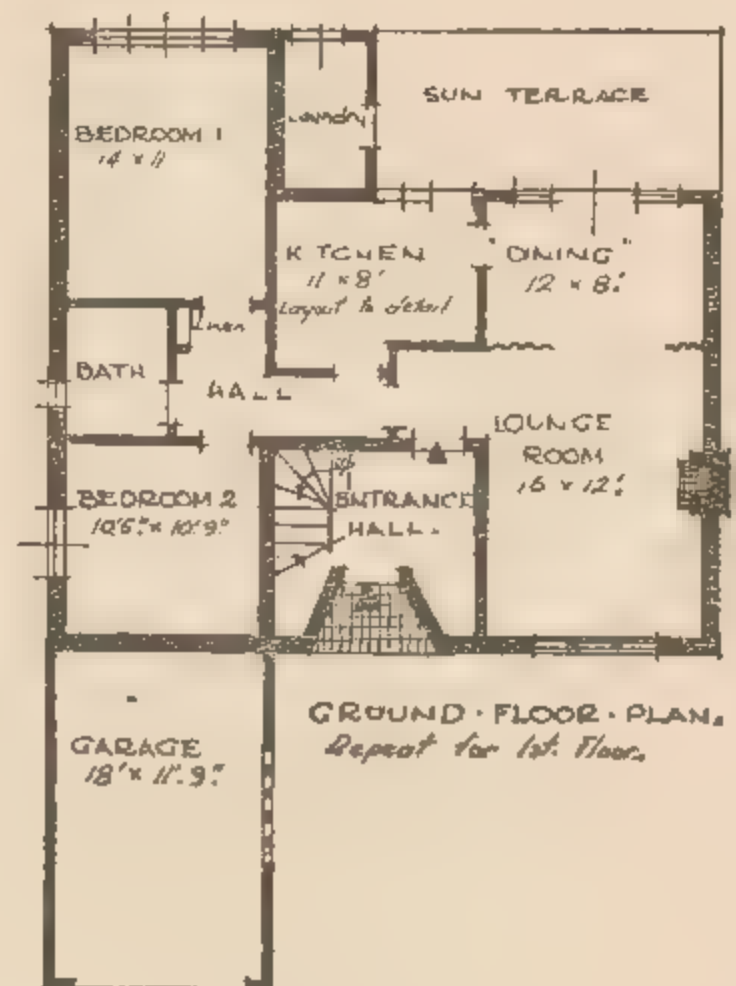


VIEW FROM FRONT

A DESIGN ALONG MODERN LINES
FOR A DUPLEX "RESIDENCE"



THE FIREPLACE



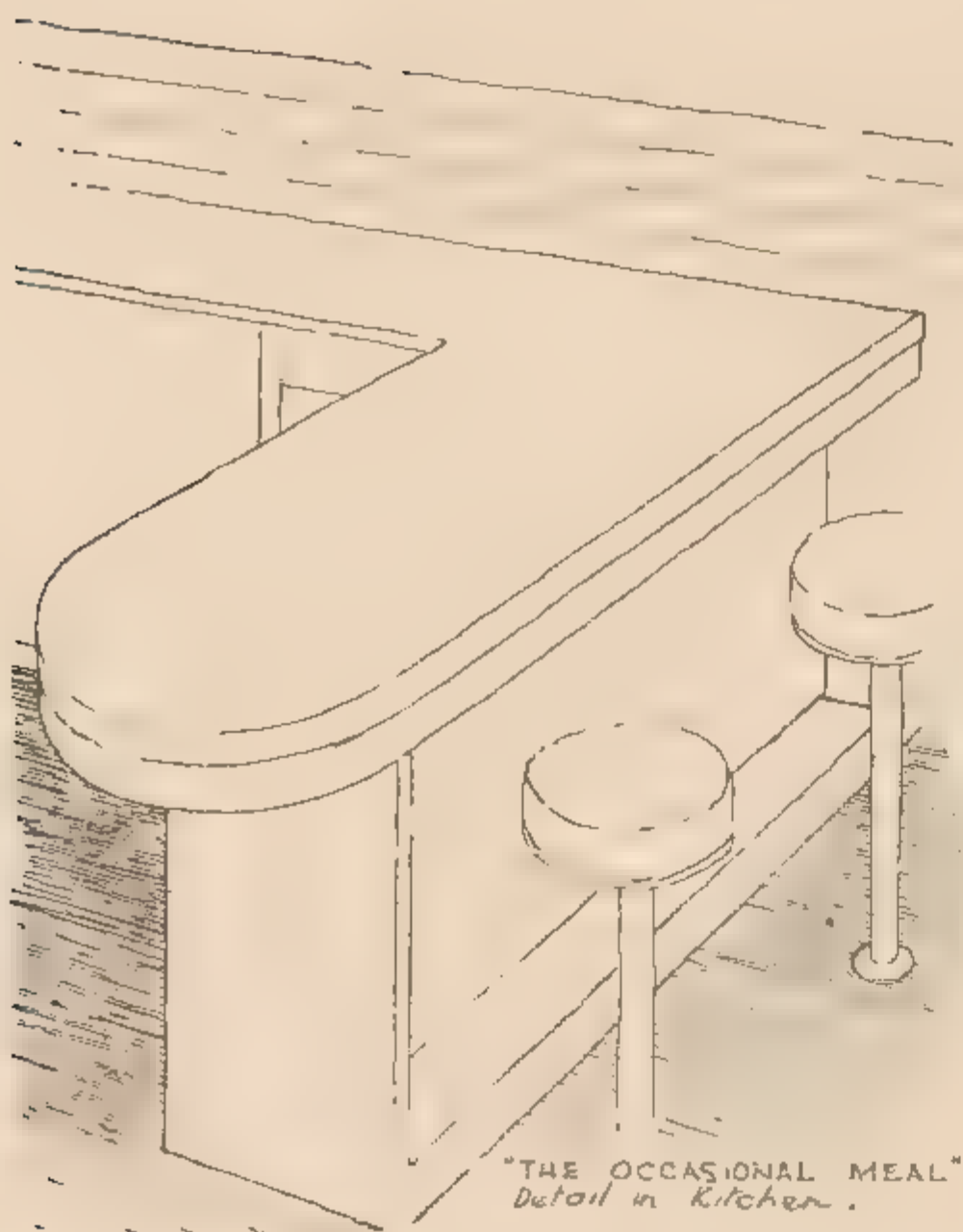
HARD TO FAULT.

The pleasant appearance of the exterior would, we believe, be well maintained inside the little home shown on this page. The large room, 24' x 12', may be divided if desired into lounge and dining room with the kitchen adjoining, but with a nicely arranged back garden to be glimpsed through the windows at the end, who would want to spoil the vista by placing any permanent screen between the two? The worst of a design of this type that is to be repeated, in reverse, is that one house will suffer from a lack of sun in its bedrooms. As a complete unit this house planning would be hard to fault. It is roomy enough where most desired, is compactly arranged, has room for all the cupboard space required, and should be as desirable as it is convenient.

DESIGN FOR A "HOMELY"
TWO-UNIT SCHEME IN BRICK



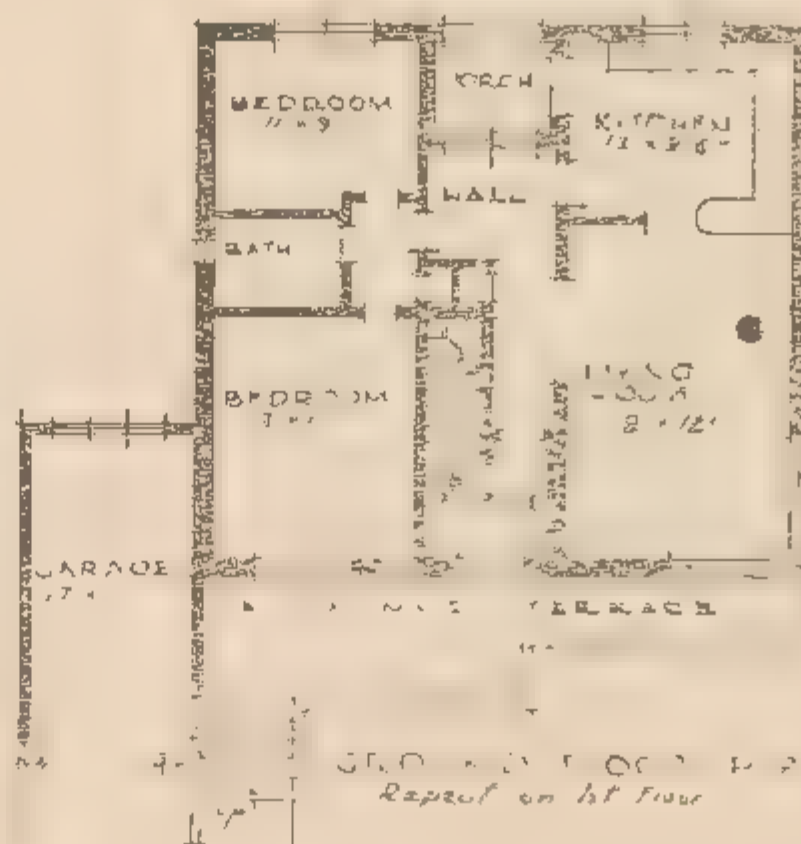
PERSPECTIVE SKETCH FROM STREET



"THE OCCASIONAL MEAL"
Detail in Kitchen.



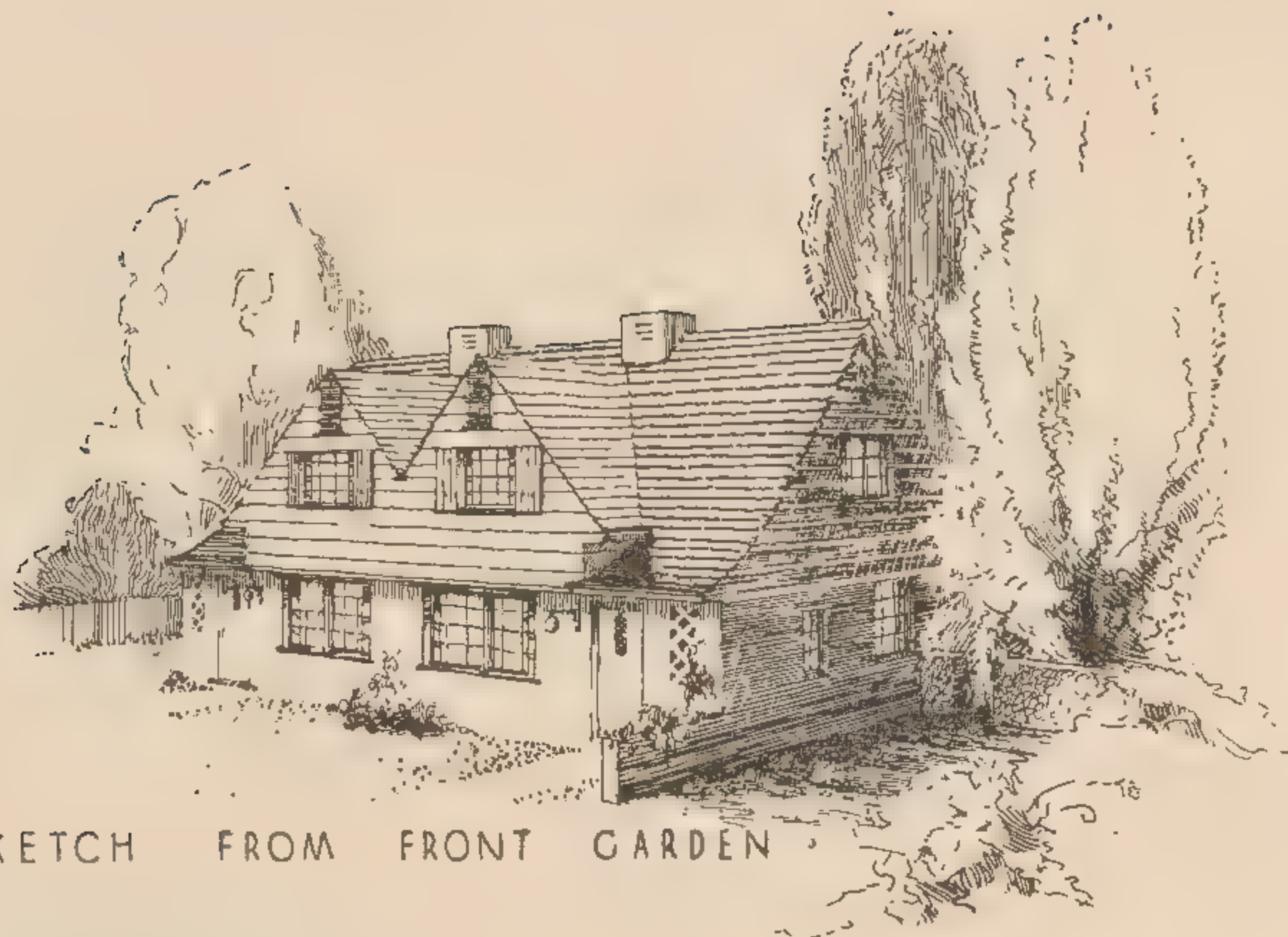
FIRST FLOOR PLAN



SECOND FLOOR PLAN
Reprint on 1st Floor

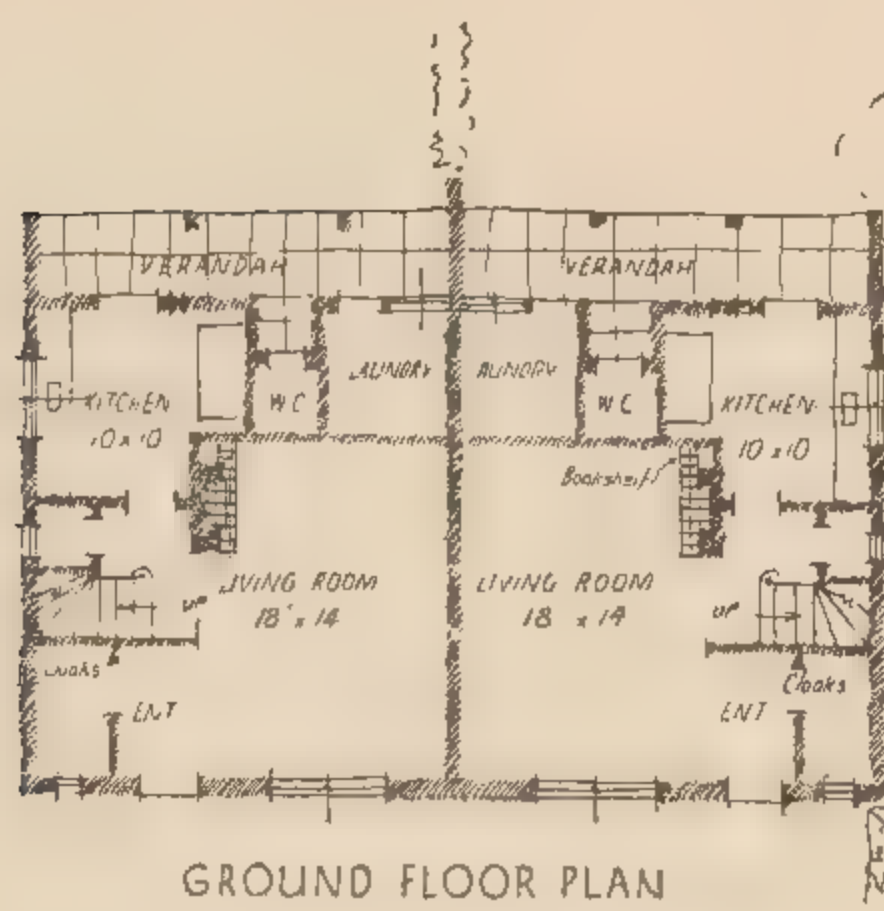
SUBURBAN FLATS.

We can take it for granted here that the designer was afforded a nice problem. The owner has a block of land having a frontage of 50' 6" on which he wishes to place a "duplex" pair which he does not wish to cover more than 1350 sq. ft., together with a garage, which must not be placed under the structure. All went well until it came to providing access to the top flat. If he enlarged the entrance vestibule and upper landing to provide adequate stair room, it would result in inadequate space for rooms on each floor, and, if he didn't do this, he would have to provide a steep and dangerous number of winders at the top, where the stairs are none too well lighted. The client insisted on the retention of the sleep-out, otherwise he might have utilised this space for landing purposes, as it is, he spoilt what might have been a good plan. The door leading to the living room from the landing has been omitted. Obviously one would not be called upon to pass through the kitchen to the living room as shown



SKETCH FROM FRONT GARDEN

IDEAL FOR SUBURBAN LAYOUT
OF WORKMAN'S HOMES



GROUND FLOOR PLAN



FIRST FLOOR PLAN

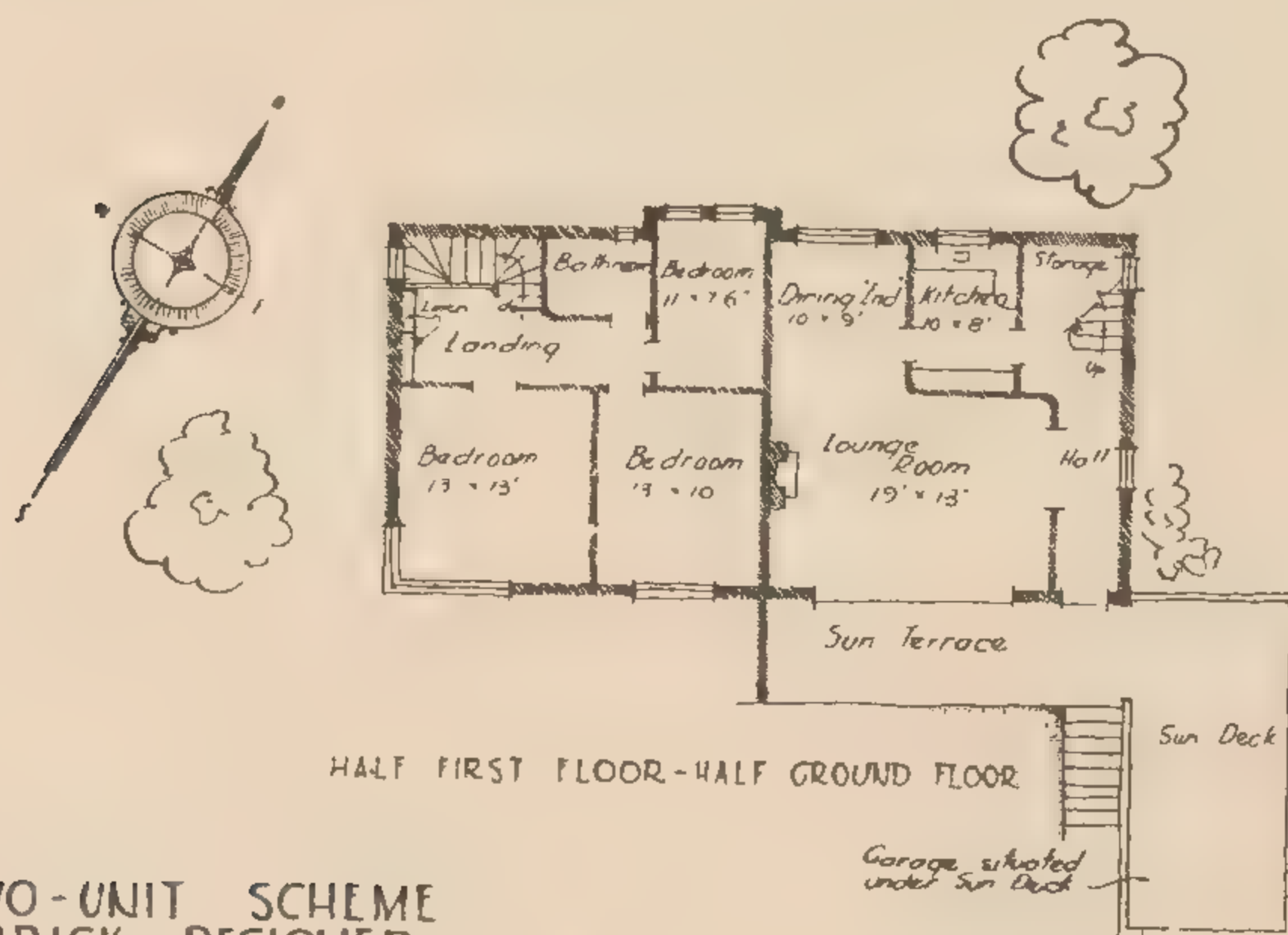
BEDROOM 1 14 x 12'
- 2 13 x 10'

APPRECIATING WORKERS' REQUIREMENTS.

Much of one's sense of pride and importance might suffer if the fact of sharing but portion of a fair-sized dwelling was too apparent in its appearance, so the designer has been at some pains to make this nice little semi-detached pair look like a nicely designed family home, and from the front one might be entirely deceived were it not for the two flanking doors. However, the design is very neat and pleasant. The workman and his little family should feel very lucky in sharing such comfortable quarters with another of similar tastes and station. No doubt there would be much friendly rivalry in the cultivation of the two sides of the garden. Although of the Bijou order there are few essential features missing in the planning of these two desirable little homes. An extra thickness in the parti-wall would be an improvement that would be appreciated by many.



PERSPECTIVE SKETCH FROM ROAD



A TWO-UNIT SCHEME
IN BRICK DESIGNED
LONG MODERN LINES

GOOD COMPOSITION THE CHIEF ATTRACTION.

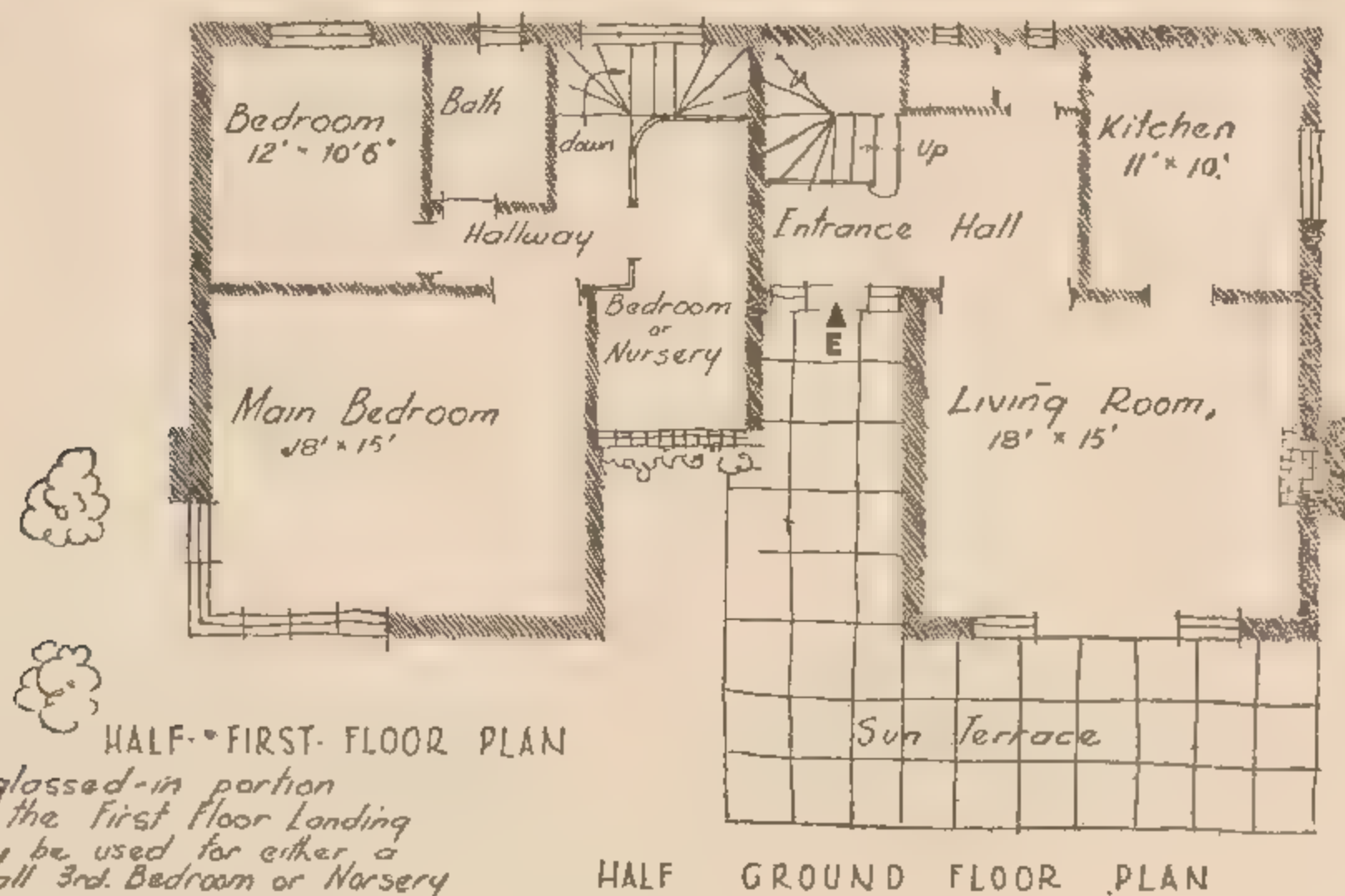
By taking advantage of the elevated position of the main structure, and continuing the front terrace as a sun-deck over the roofs of the garages near the footpath, this feature is made to contribute a good deal to the dignity of the design, the very simplicity of which is its chief attraction. The actual building is not very large, but by careful utilization of every inch of space, provision has been made for an average sized family. To provide a room 23 feet long and 19 feet wide, minus the kitchen portion, would satisfy even a family used to entertaining, and this lounge, with its wide expanse of window, would probably appear even more spacious than it actually is, especially as the entrance hall would appear as a second alcove with its window, and no doubt, a hospitable seat under it to complete the illusion. Upstairs are three tidy sized bedrooms, bathroom, hall and linen press.

No. 73



PERSPECTIVE SKETCH FROM GARDEN

A MODERN TWO-UNIT SCHEME
CONSTRUCTED IN REINFORCED
CONCRETE WITH BRICK-FINISHINGS

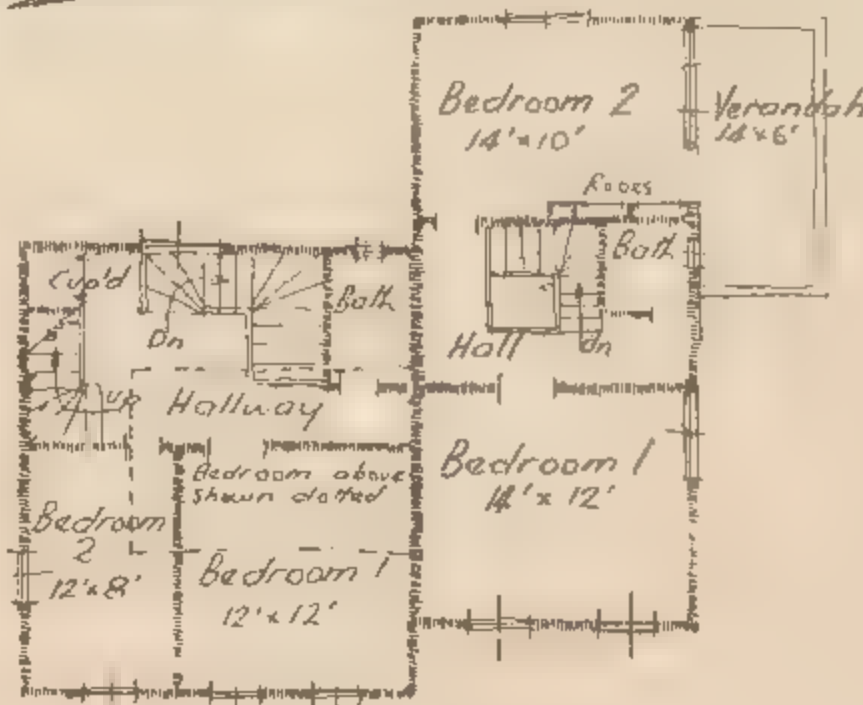
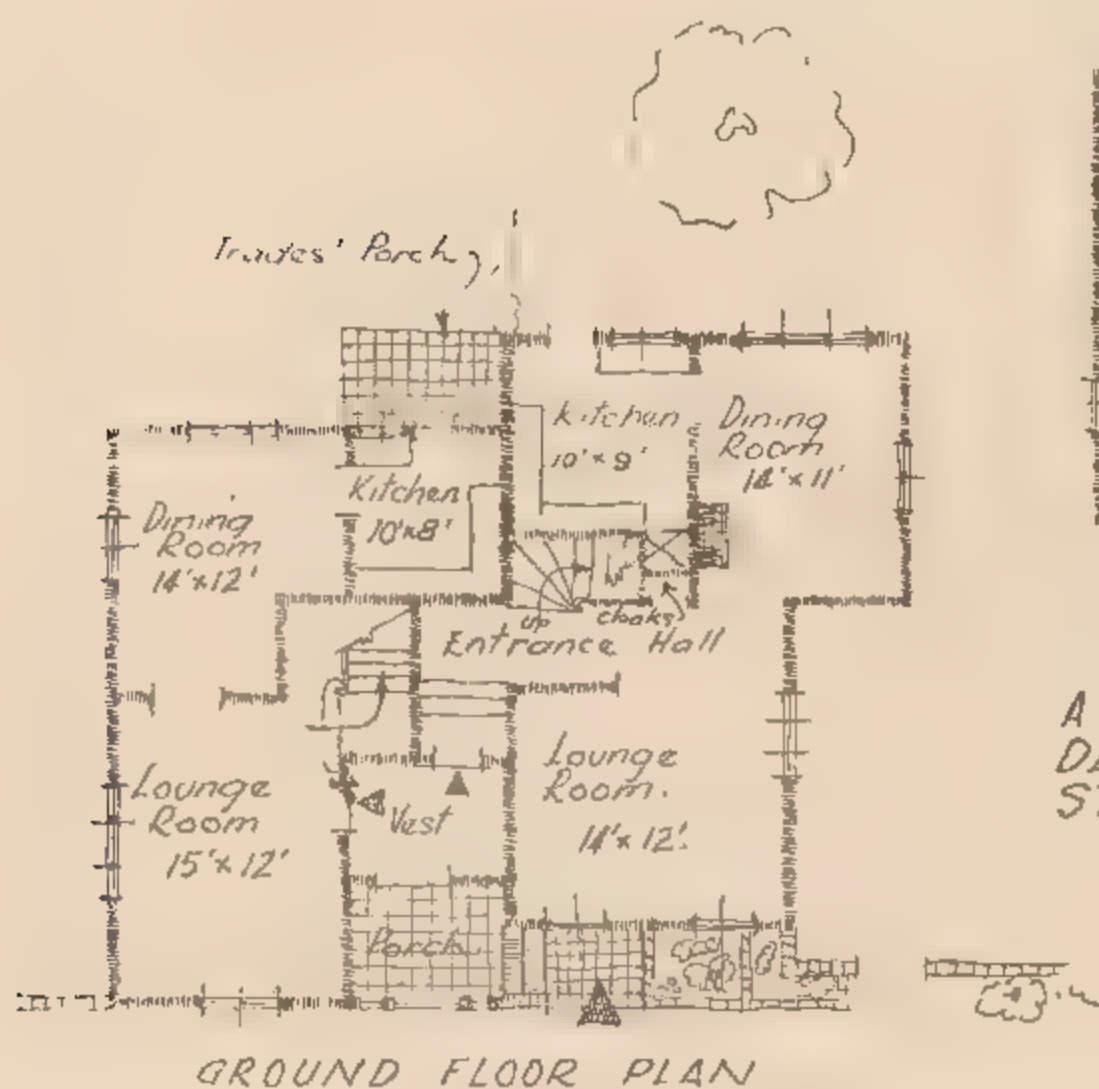


TWO RECTANGULAR BUILDINGS.

With no roof line in sight and the natural horizontality of the modern style greatly accentuated by the alternating bands of brickwork, the design of these buildings should appeal to those who are tired of, or not interested in, the more traditional types of houses. The flats themselves should be light, airy, and comfortable, and, although there is neither cupboard or back door marked on the plan, these necessities could be provided in the downstairs portion, as well as a pantry, if desired, as there is plenty of room near, and under, the staircase. There is plenty of room for straight-going in the stairs without introducing two-way winders. Some built-in wardrobes and linen cupboards should also be provided upstairs. Note the hoods placed over the large window openings. This is a desirable feature often forgotten in similar design. Provision is made also for Australia's increasing population



SKETCH FROM STREET.



FIRST FLOOR PLAN.

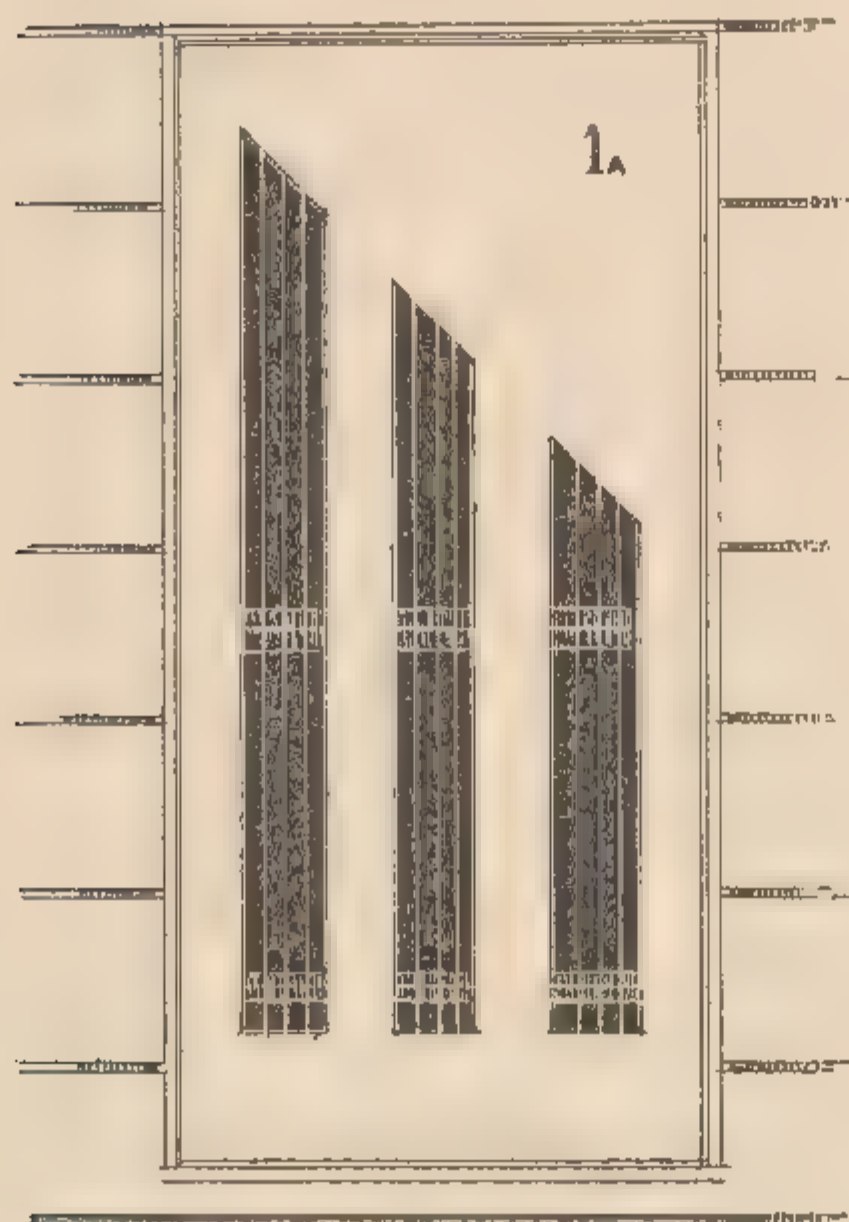
A TWO UNIT SCHEME
DESIGNED FOR A
STEEP SITE.

A HOUSE FULL OF PITFALLS.

Usually architects like steep or unusual sites in order that they may take advantages of problems arising therefrom. It results in unexpectedly interesting effects in nine cases out of ten. The design illustrated is not an exception to this rule from the appearance point of view, though from a planning point of view it is full of pitfalls to the unwary. It is intended to be carried out in timber. It is well proportioned with its windows all shuttered for protection but one. Its pillared porch is very pleasing and the little roof dormers add to the composition though the little gable window of cuckoo-clock dimensions—comparatively speaking, detracts. People should, however, be warned about sharing a timber home with others who may not be over-careful with matches. The two units share a common entrance vestibule; each is furnished with its own back door. From the vestibule one enters the flat on the left directly into the lounge, but the flat on the right has its own little entrance hall approached by a flight of 3 steps on which those not suspecting their presence might court disaster with a broken ankle or two on coming from the hall with no indication that there is to be a dip down at the bend. The stairs in this house is its weakest point. The stairs on the left hand flat provide seventeen treads, which would indicate that they would be steep and, with so many winders in them decidedly dangerous. There is enough space on the wall near the adjoining house to provide a long, narrow window upstairs to provide light for the stairs. The plan is published to show the necessity of acquiring a knowledge about the subject of planning before venturing. A house should be safe as well as comfortable.

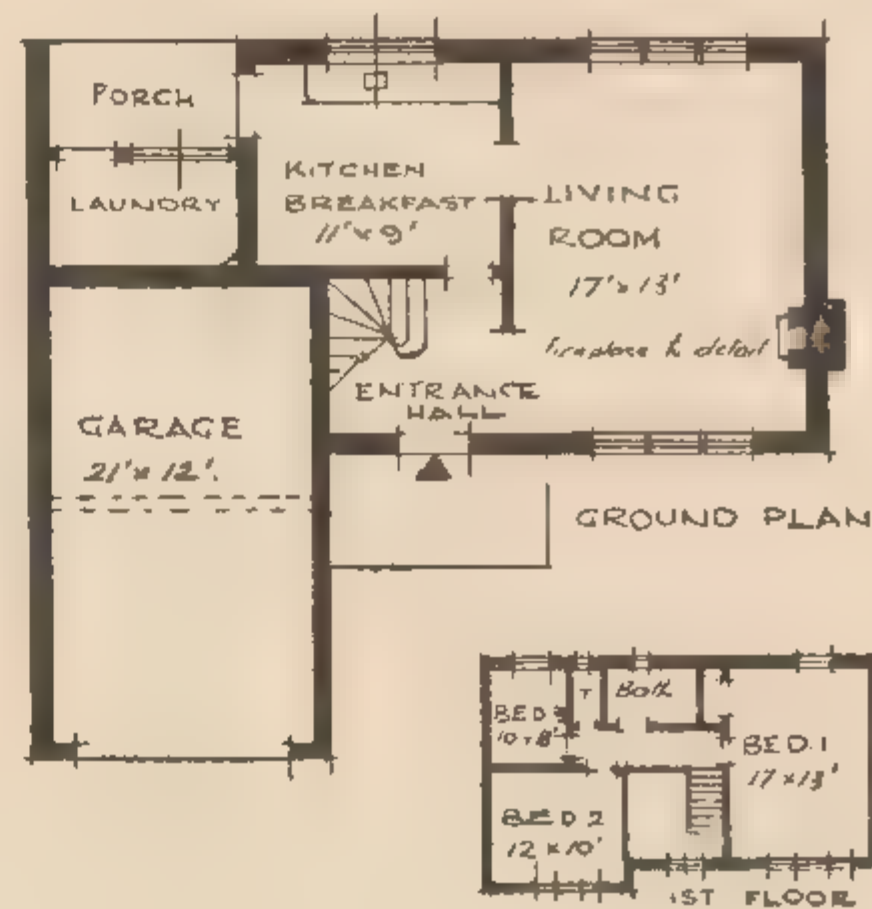


FRONT ELEVATION



DETAIL OF FRONT DOORS.

FOR TWO LARGER FAMILIES
CONTAINING LIVING KITCHEN-
BREAKFAST 3 BEDROOMS
and Garage

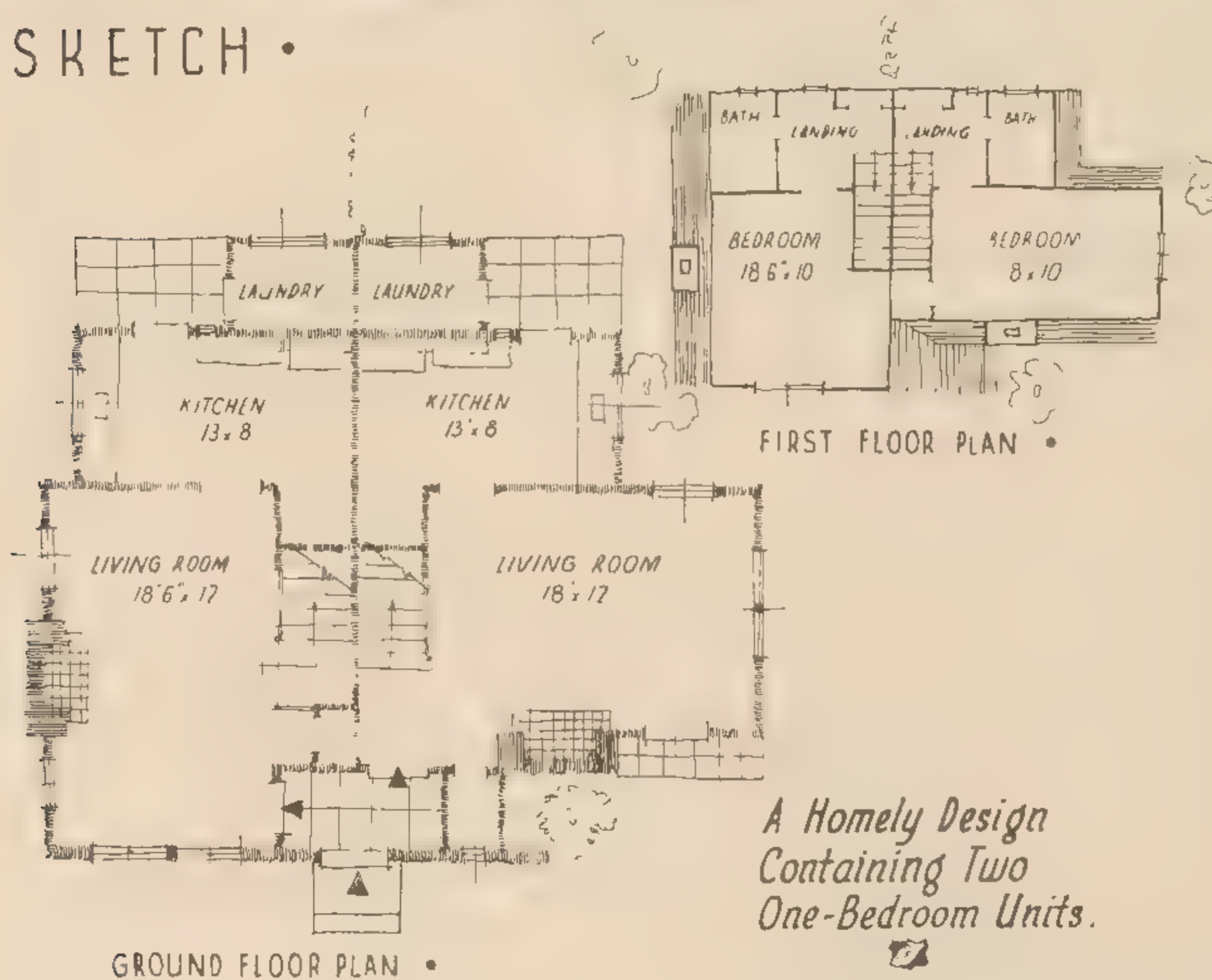


WEATHERBOARD BUILDINGS FOR LARGE FAMILIES.

Three bedrooms which may provide sleeping quarters for father, mother, and four children is possibly a large family home for these times, but not very large for when two storey weatherboard homes were last built. The rooms here are generally of average size and the family should not be unduly cramped. The perspective is a little hard to match with the plan, but the former shows how the two semi-detached homes would look, without the central garages. It will be noticed that these garages, laundries, and porches are used by the designer to isolate, or insulate the living quarters of the two homes from one another, which would be very effective in this case. If anything, the structure might look better than the drawing suggests as timber buildings depend so much on colour and environment for effectiveness. The detailed door and lettering is novel.



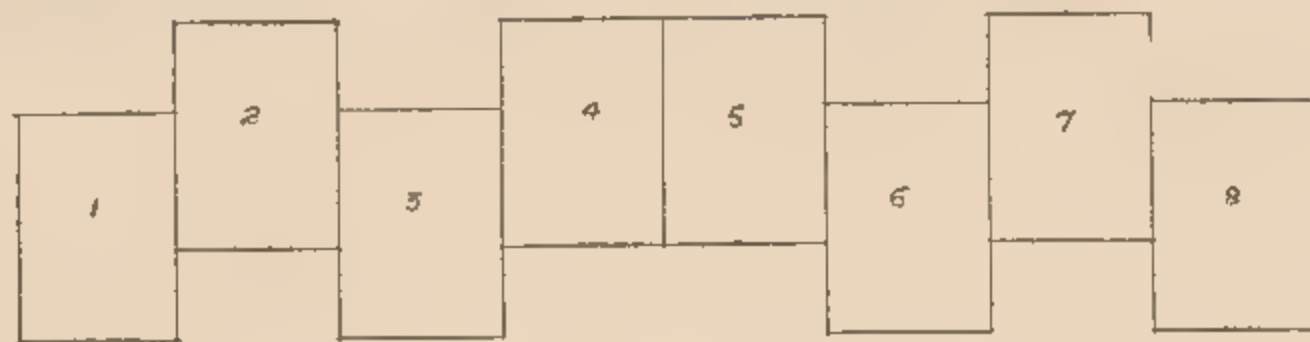
SKETCH •



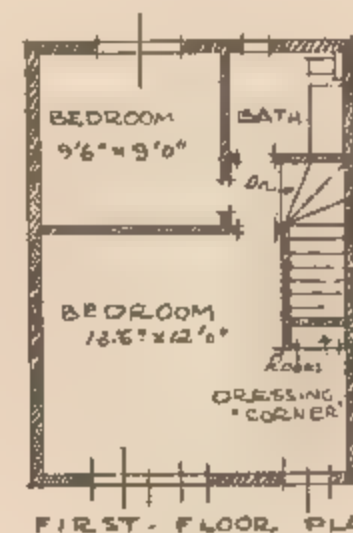
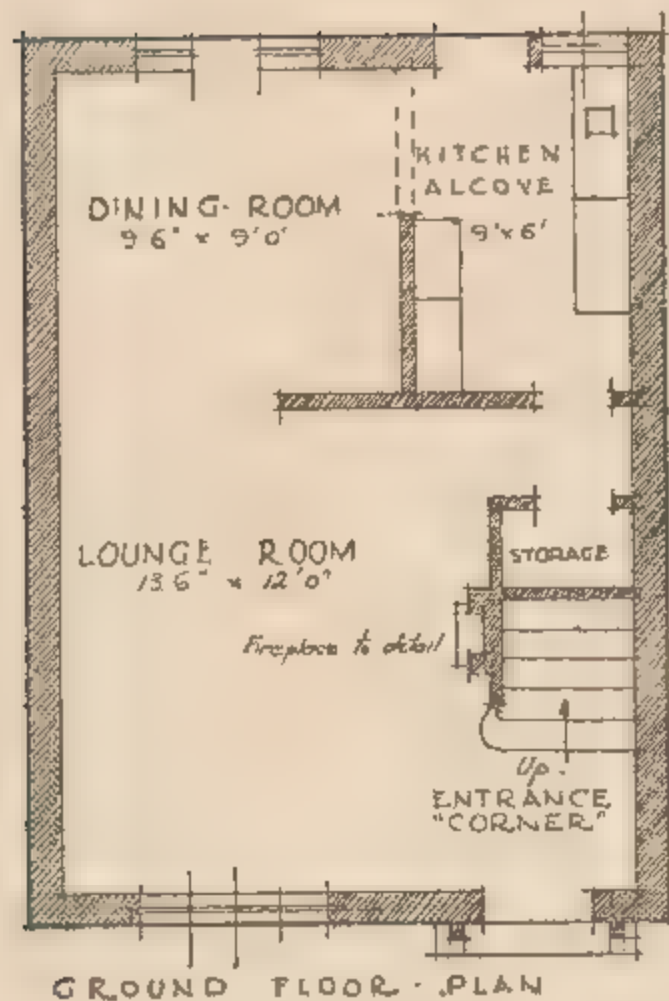
*A Homely Design
Containing Two
One-Bedroom Units.*

FOR LOVERS OF ENGLAND.

No style of domestic architecture is so appealing as the truly rural English cottage type of which the above is an excellent example so far as the exterior appearance is concerned. Often the English country cottage is very disappointing in its internal arrangements, but the same cannot be said about this one, designed to house two married couples in the manner which is the young peoples ideal of happiness. Although there is no entrance hall to either flat the designer has cunningly contrived that a caller at the front door gets no clear view of the living room. The interiors should be attractive and comfortable, as the rooms are a nice size, and the flats are cleverly insulated from one another by the less frequented features. The whole thing has charming possibilities.



ARRANGEMENT OF UNITS FOR ABOVE SKETCH



DESIGN FOR HOUSING EIGHT FAMILIES EACH UNIT BEING COMPACT, PRIVATE AND WELL PLANNED

SOLVING THE HOUSING PROBLEM.

Here eight separate houses, each with its own stairs, are provided in this terrace; alternate houses being projected and recessed for privacy and variety. The ground floor is just one rectangular room with a few half walls to screen the dining room and hide the kitchen. Upstairs two bedrooms, dressing corner and bathroom are worked into the same rectangular plan—a most economical arrangement. The elevation is not nearly so "terraced" as most linked-together houses.

No. 78

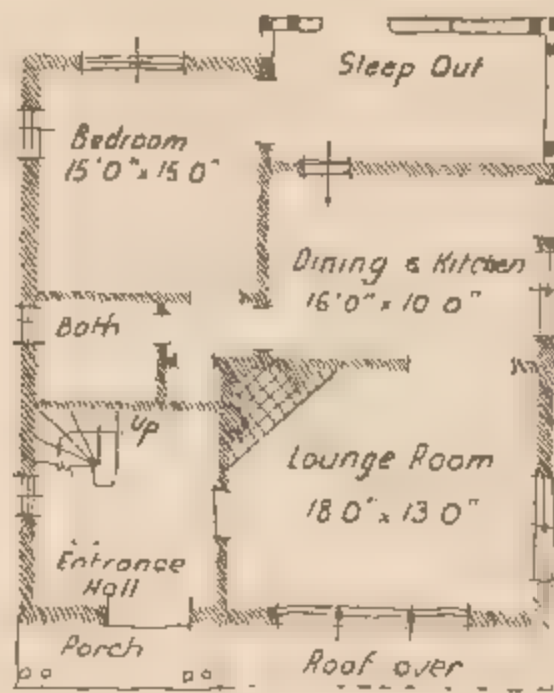


• PERSPECTIVE SKETCH FROM FRONT •



Garden Detail
Situating in front garden

A DESIGN FOR TWO WORKMENS' DWELLINGS. TIMBER CONSTRUCTION



GROUND FLOOR PLAN •
{ Repeat for top floor }

SIMPLE GEORGIAN IN WEATHERBOARD.

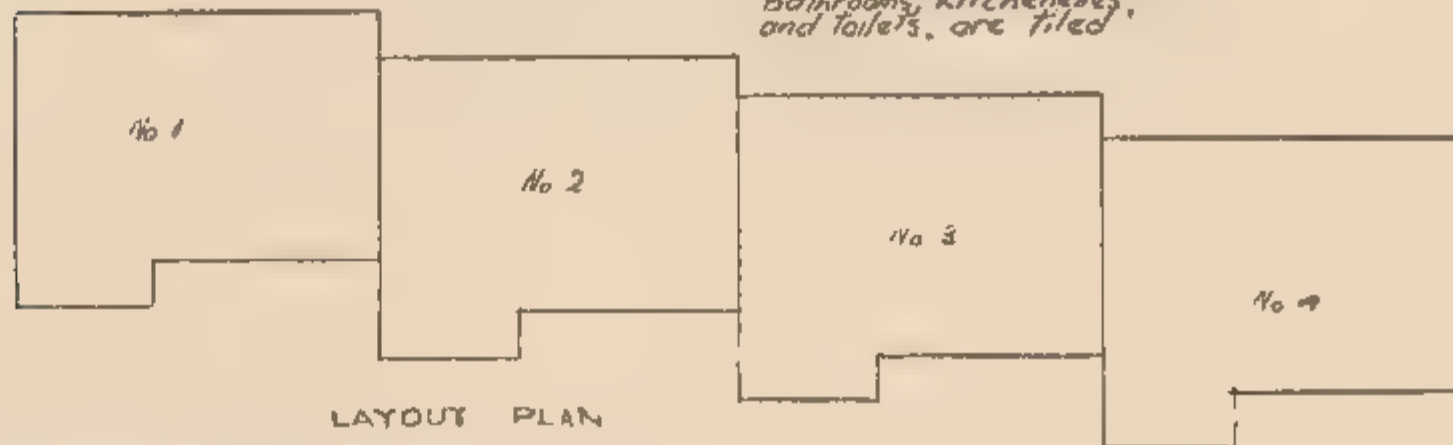
Workmen have been so accustomed to living in depressing stereotyped homes that it must be a great relief for them to be able to find one expressing individualism, particularly when it is maintained on an artistic level. Strangely enough it costs no more to build one like this than it does to build the nondescript homes that have been tolerated for so long, excepting of course that wages that builders have to pay now are so much higher than they ever were, that the cost of even the meanest home is extraordinarily high compared with homes built 20 or 30 years ago. To own even a little home would be a haven of comfort to some young couple starting life together, when rent seems to take such a large slice of the weekly wage, to say nothing of the bills for furniture and furnishings, insurance and overhead expenses of the home which mount up in extraordinary manner. But at least an individual home is the sort of place to engender a desirable love of home and pride in its appearance, that, if it is not developed in the early days of married life, may never be enjoyed at all.

HOUSING OF FOUR FAMILIES... LOUNGE, DINING AND TWO BEDROOMS.
Step-back arrangement in elevation provides privacy to each individual unit

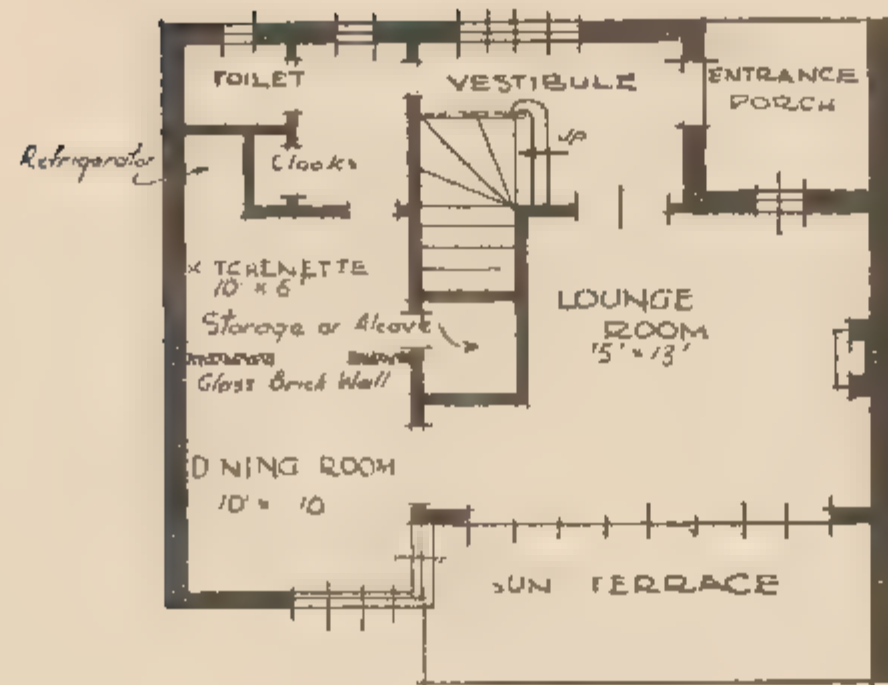


ELEVATION OF REAR SHOWING LARGE VIEW WINDOWS FOR VIEW

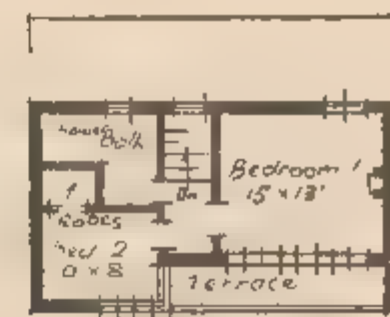
CONSTRUCTION OUTLINE: Walls Brick
 Ceilings Fibrous plaster
 Roof Waterproof concrete
 Bathrooms, kitchenettes,
 and toilets are tiled



LAYOUT PLAN



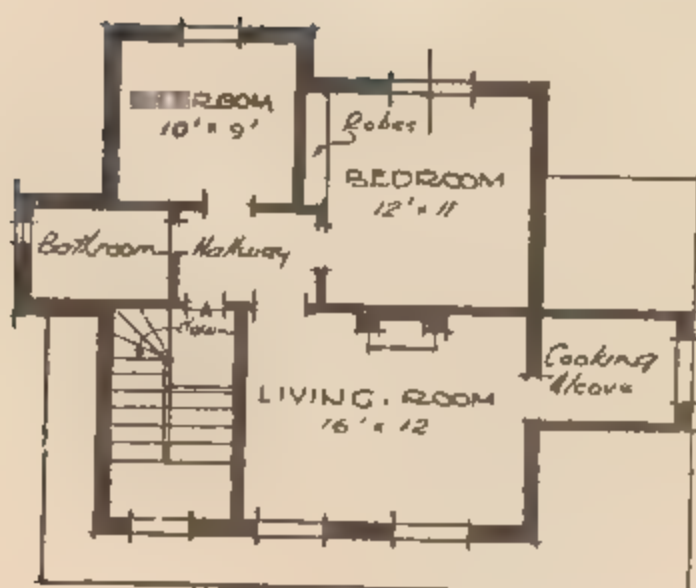
GROUND FLOOR PLAN



FIRST FLOOR PLAN

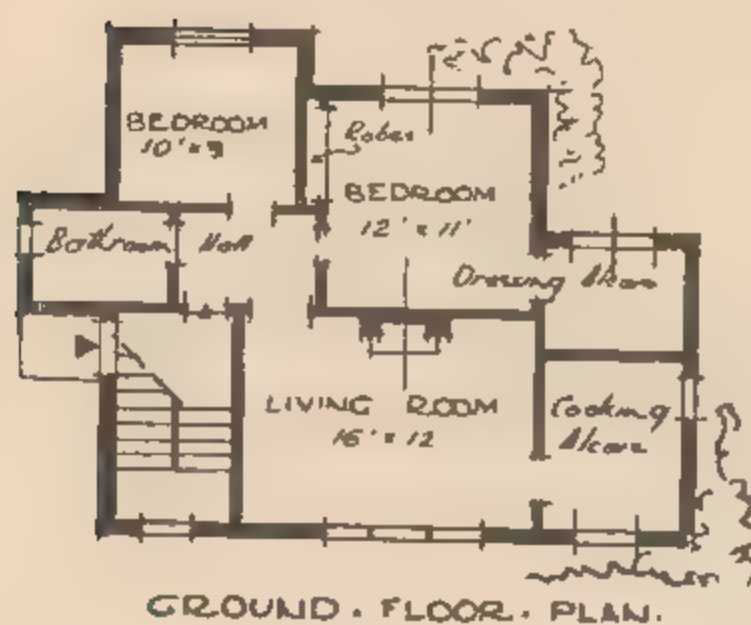
A FOUR UNIT HOUSE.

The different alignment of these houses affords a certain amount of individual privacy which is most desirable, but not always attainable in the ordinary terrace house. This arrangement would suit a winding road, otherwise house No. 1 would have about 30 ft. more depth of front garden than No. 4, while the latter will have more ground at the back than No. 1. Evidently the plan has been made to take advantage of an extensive view at the rear of the buildings, as that side of the lounge room is all glass, as also is that of the main bedroom. The front portion is given up to entrance, vestibule and toilet. Upstairs there is no waste space. The large space provided for robes to the second bedroom would perhaps be better utilised for a plunge bath in the bathroom where only a shower is provided for in the plan. Possibly the design was meant for the waterfront where there is a sea-bath.



TWO BEDROOMS AND LIVING ROOM DESIGNED ALONG SIMPLE LINES WITH GOOD PLANNING ELEVATION BEING DESIGNED TO GIVE AN APPEARANCE OF A TWO STOREY RESIDENCE RATHER THAN AN OBVIOUS "TWO FLAT" BUILDING

2



The building is carried out in brick with a good tile roof. Shutters and woodwork externally are finished in cream with apple green trimmings

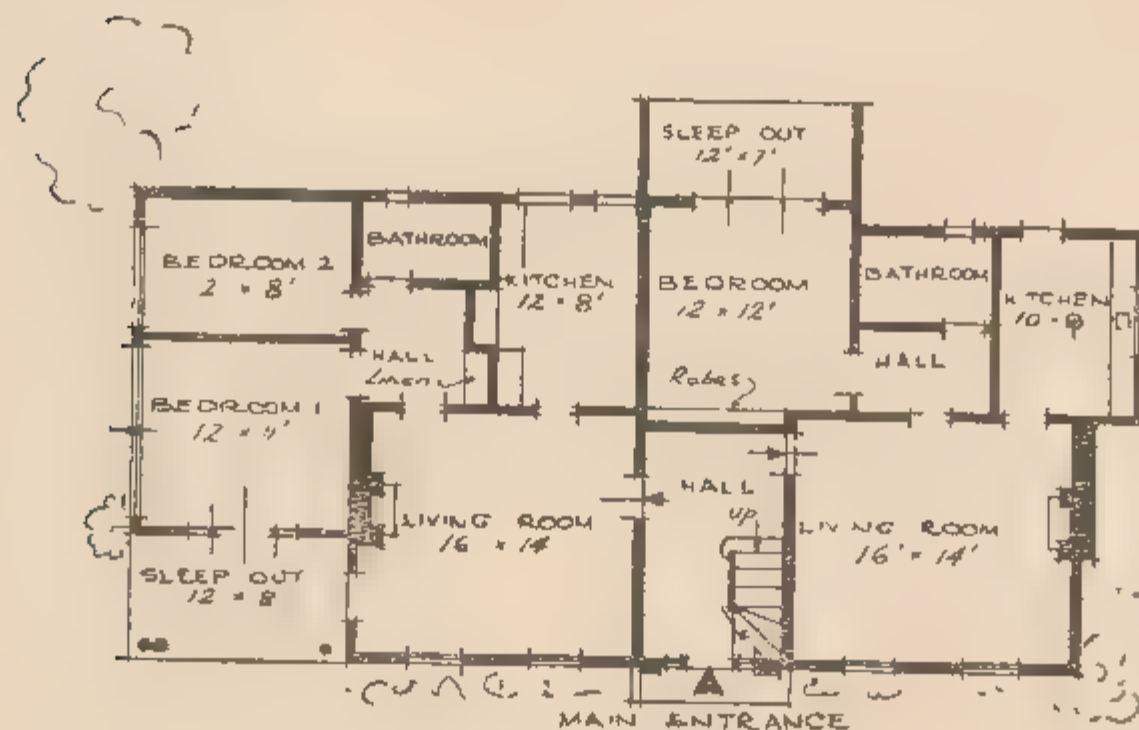
HOME FOR TWO FAMILIES.

If a working man chooses to live in a mean street and herd together with others in unsavoury quarters after the war, it will not be the fault of our young designers, for, with all their knowledge of the faults and defects of the old type of dwelling, and the facilities now available for housework and labour-saving, there should be no excuse for the dark, grimy, and stuffy interiors that once made workmen prefer the hospitable appearance of the nearest hotel to the miserable conditions prevailing in his home. If homes such as this which would uphold all the dignities in any locality is going to contribute to the fostering of the home life, then they should be built in great profusion. They would cost no more, if done by good architects and builders than the non-de-script homes formerly thought good enough.



SKETCH OF FRONT LOOKING FROM STREET
Cream weatherboards, Pale green shingle roof Texture Brick garden wall

FOR FOUR SMALL FAMILIES - DESIGNED ALONG
 SIMPLE LINES, FROM AUSTRALIAN TIMBERS.



GROUND FLOOR PLAN
Repeat Plan for 1st Floor

*The design is planned upon
 a corner site with a
 North Easterly aspect.
 Communal Laundries are
 conveniently situated in
 rear garden.
 Approximate area - 3600 sq ft*

STATELY AND DIGNIFIED.

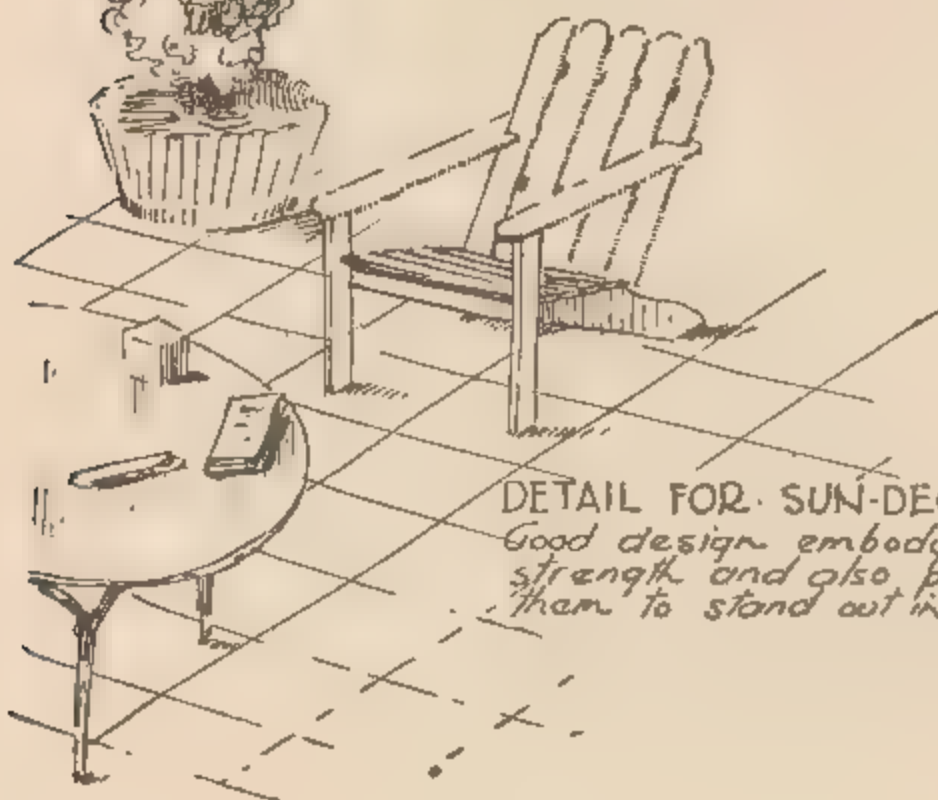
Any person fortunate enough to be able to obtain a living room, bedroom or two, with kitchen and bathroom in a building of the above stateliness and dignity should not look further, for it is unlikely he would find anything better, for it is the most difficult thing in the world to obtain a little home in the best localities with congenial surroundings, whereas in one of the above flats one could live modestly in an atmosphere of affluence. It has the appearance of the old American Colonial Georgian traditional home when two storey timber buildings were popular. It would probably cost a good deal in paint upkeep, but after the war structures will have to be constructed of the materials available and not necessarily those we prefer. The shuttering of the windows in our climate to keep the rooms dark and cool is much more logical than the new idea of having a tremendous expanse of glass with glare, ever-recurring expense in providing blinds and curtains, faded upholstery and trouble in cleaning.



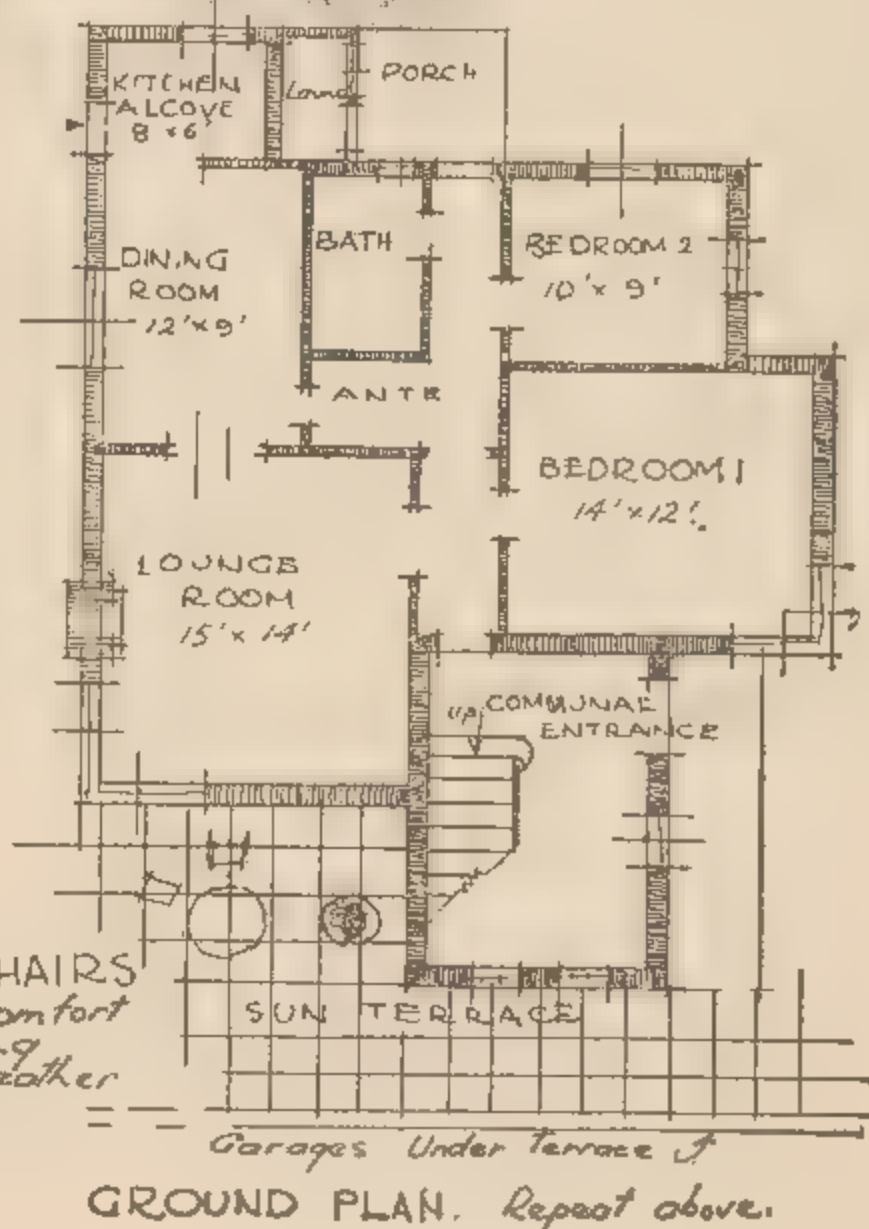
LOOKING FROM THE STREET.
Garages shown at lower level

A. MODERN TWO
FLAT UNIT.

A. Lanyon, Clark, Architect.
Geo. R. Hann, Associate.



DETAIL FOR SUN-DECK CHAIRS
Good design embodying comfort
strength and also permitting
them to stand out in all weather

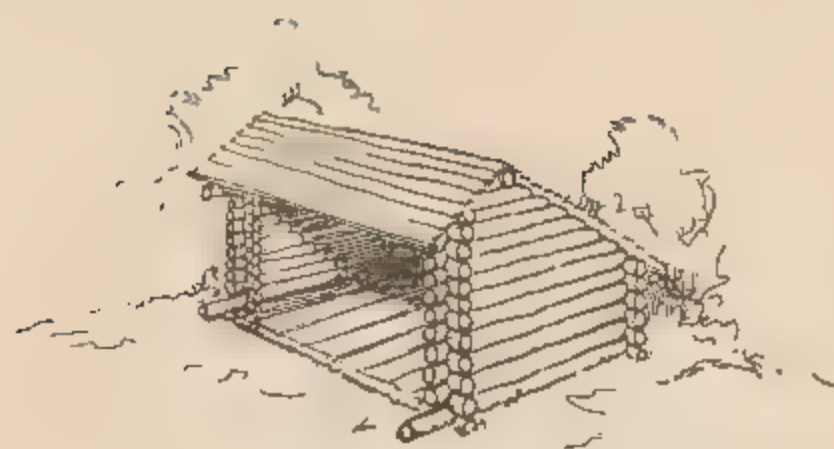


NICELY PROPORTIONED.

One thing to be said for the design in the modern manner is the fact that any success it can claim is due absolutely to good proportions, and not to any applied ornament or decoration. The above building is a case in point. It is attractive because of the nice proportions of the various parts, and the relation of the solids to the voids to make a happy balance. The elevation in this case is more satisfactory than the plan, for the latter is spoilt by the long, straight passage, which belongs to a past era, and which allows anyone standing at the front door to look straight out through the back door to the garden, and view everybody dodging in and out of the doors on the way. Nice use of the elevated position has been made to place the garages at the foot of the terrace, with an inviting flight of shallow steps to the upper level.

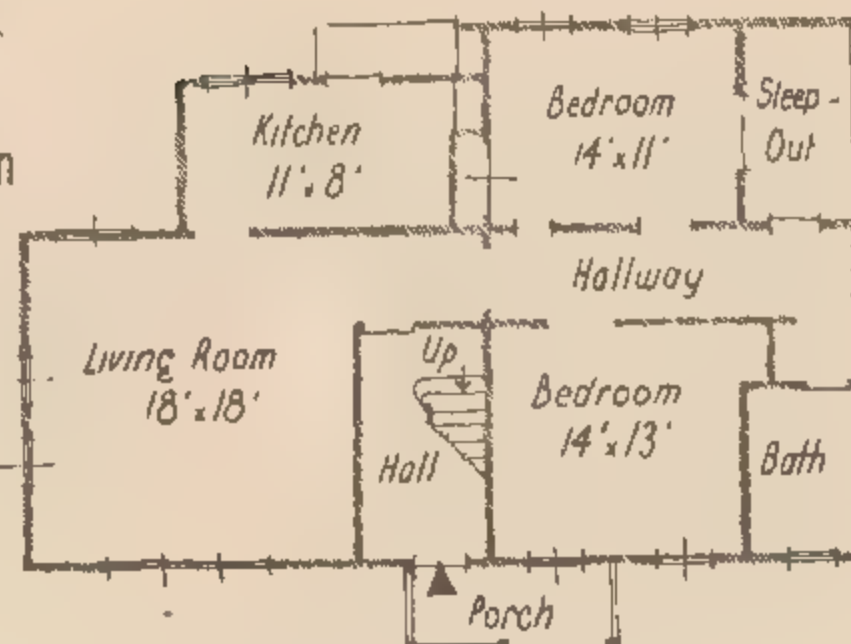


• FRONT ELEVATION •



Charming Play-house for the children
Built from small saplings
Situated in rear garden
Size: 12'x8'

A Homely Design
Applied to a Two-flat Scheme
Constructed in Timber with
Tiled Roof: Aprox. 1150 sq ft per floor



Ground Floor Plan
Repeat for First floor

DESIGN LACKING IN UNITY.

While this design has much to recommend it, the critic cannot pretend that it is as good as many in this collection, for the living room portion of the elevation has the appearance of being added at a later date to that of the main structure, and even the fenestration is different and is denied the protection of shutters that distinguish those up stairs in the main portion, but not downstairs where they are needed most for protection. The planning also provides more waste space in hall and passage than will be found in most of these designs. Then the bathroom would be better placed where the sleep-out is shown, to simplify the plumbing and also because it is not necessary to have the bathroom on the front corner of the house. There is not enough headroom for the entrance door under the stairs. These would have to be arranged differently. The living room and at least one bedroom would be much more successful as interiors if they were in better proportion, and not so square in plan. However, the flats have possibilities which have not been taken advantage of to their full.

In a hundred places

in the modern home ...



Look around the homes of to-day. Everywhere you'll find the products of A.C.I. From structural steel to the glass in the windows . . . from the modern glass bricks which give maximum light with privacy to the bent glass which fits into the graceful curves of to-day's trend in architectural design. And in the furnishings there are innumerable examples of the wide range of A.C.I.'s manufacturing interests. The modern light fittings, the tubular steel furniture, even the plastic cabinet for your radio . . . all these things emanate from the factories of Australian Consolidated Industries Limited.

When peace comes and you are able to build that post-war home which you are planning now, you will again be able to see for yourself at the A.C.I. showrooms the wide range of A.C.I. products which will justify a place in your new home.



PRODUCTS

serve the home-builder

*Only the best is good enough for
Your Post War Home*

For your hot water requirements
Dux will be offering a completely
new hot water system . . . and
new Dux bath and sink heaters
based on their experience gained
during 20 years of leadership in
electric water heating.



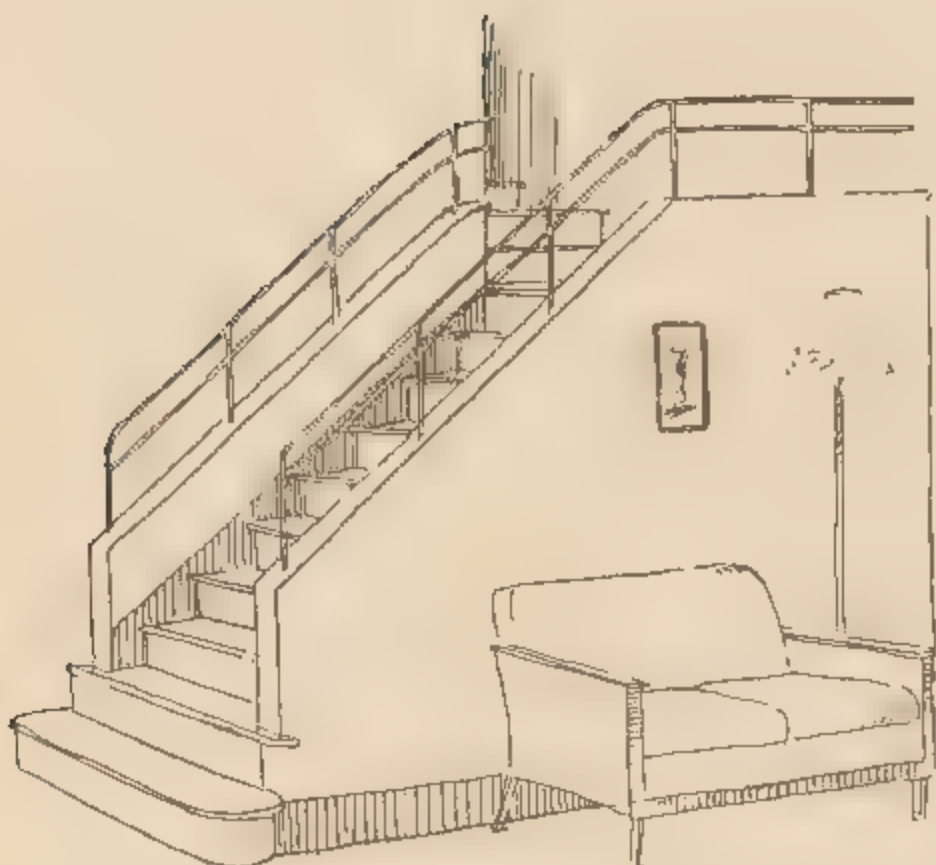
THE BEST IN

Water Heating

DUX HEATERS PTY. LTD., 15 HAMILTON STREET, SYDNEY

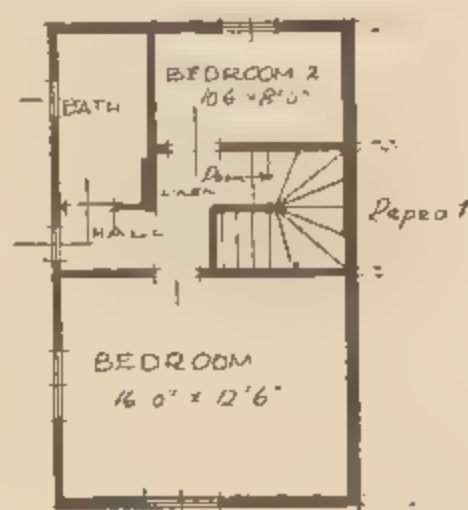


A SIMPLE BUT PLEASING ELEVATION.

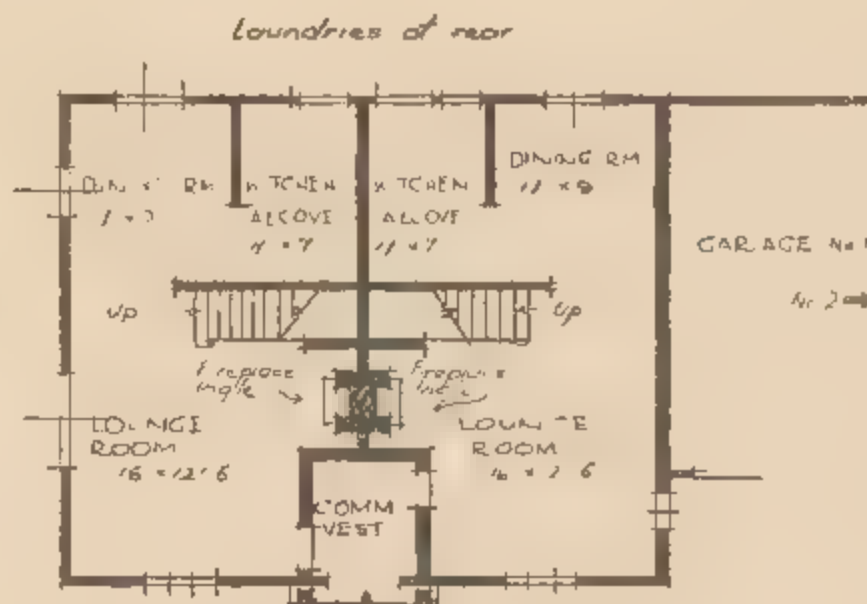


DETAIL OF STAIRCASE IN LOUNGE ROOM

A SMALL WEATHERBOARD...
"DUPLEX" FOR TWO SMALL FAMILIES.



HALF 1ST FLOOR PLAN



GROUND FLOOR PLAN

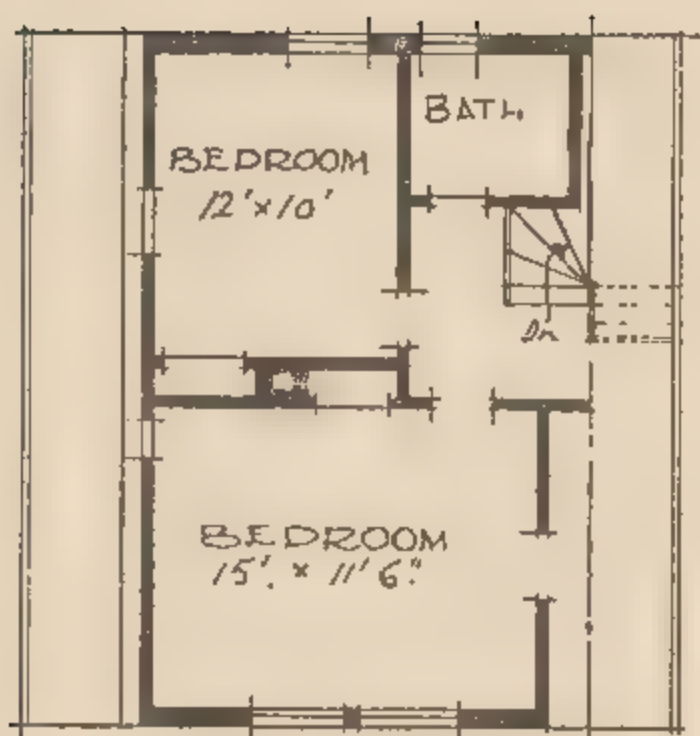
SIMPLICITY UNADORNED.

This simple little building that one might assume was inspired from Noah's Ark toys, if tastefully painted, might look quite well amongst trees, but is the wrong type to border on to the footpath and be too close to its neighbour. It satisfies the desires of people who feel they prefer sleeping upstairs to having their bedroom on the ground floor. Two garages are provided at the side for the convenience of tenants, though these, in timber, would not help to bring down the insurance costs. It would be better and safer to have them as a separate building if ground space will permit. The kitchen door has been omitted from the plan on the left. The community entrance is recessed, but the flats have separate front doors opening directly into their lounge rooms. There is no waste space at all, and the interiors should be far more spacious and attractive than one would expect of a low-cost four-roomed dwelling in the ordinary way. Some idea of the decorative quality of the staircase featured in the living room can be formed by the detail drawing.

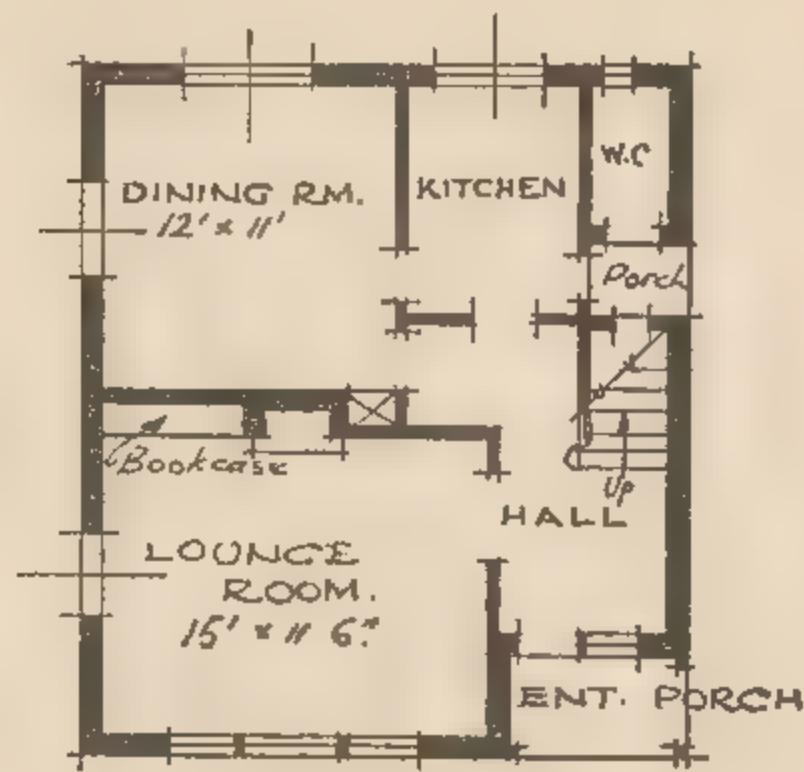


VIEW · OF · FRONT ·

A · CAREFULLY · DESIGNED · HOME · FOR
· WORKMAN'S · FAMILY ·



FIRST · FLOOR ·



GROUND · FLOOR · PLAN ·

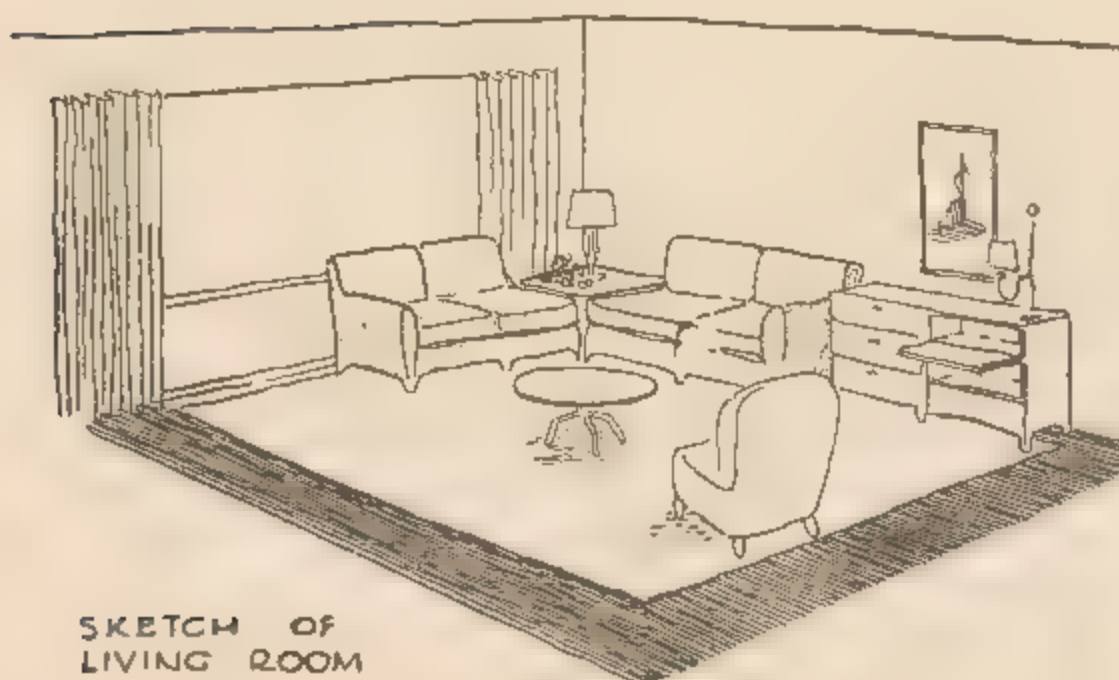
A CAREFULLY DESIGNED HOME FOR WORKMAN'S FAMILY.

In Splendid Isolation.

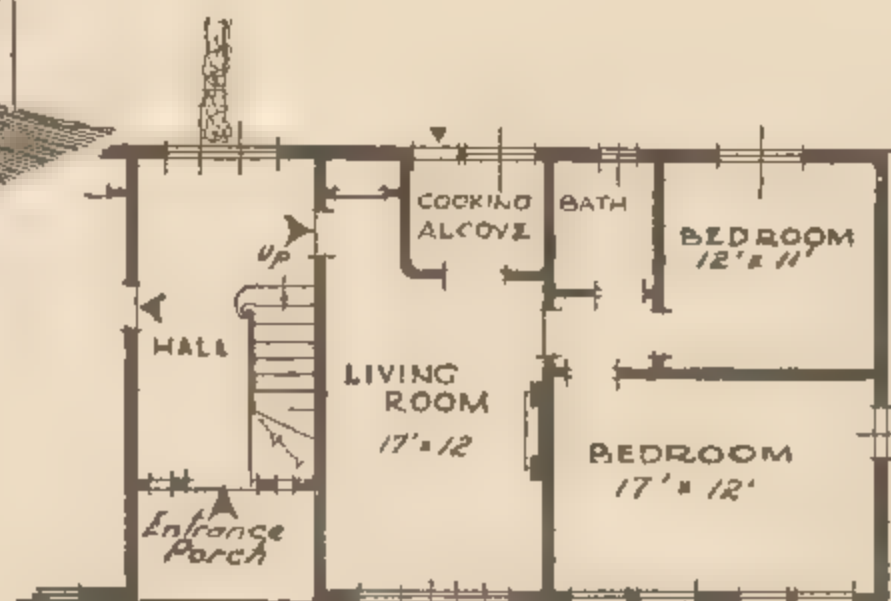
Typical of the English cottage, this economically constructed home presents a most pleasing aspect in its setting of trees and ample grounds. The planning is just a straightforward sequence of rooms. The side window near the stairs has been omitted from the hall on plan. The stairs as shown are unworkable. It would be wise to commence them a little further forward in the hall to provide greater headroom for the rear porch and then to place a small dormer in the roof over the stairs to provide them with sufficient headroom on the upper floor. With water shortage the barrel at the back door to conserve household water for garden use, brings us right back to the English days when the cask that caught water from the roof provided the water supply for the whole household. The curious might wonder at the five chimney pots for only one flue. The suggestion implied that each of the five rooms has a fireplace is an affectation that cannot be countenanced.



PERSPECTIVE FROM STREET



SKETCH OF LIVING ROOM



GROUND FLOOR PLAN



LAY-OUT PLAN OF UNITS

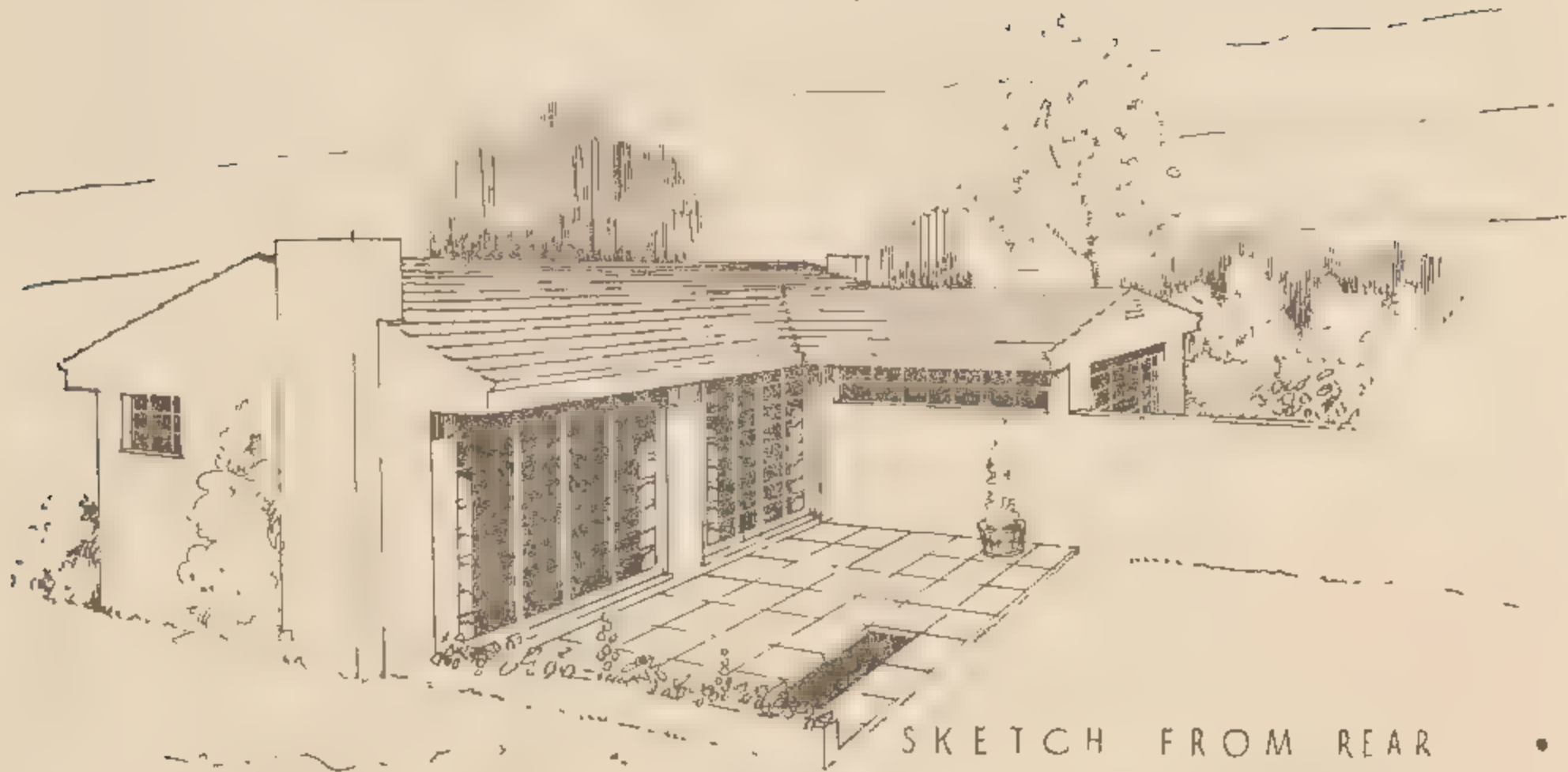
"BLOCKS" OF FOUR ... GOOD-SIZE ROOMS.

HOMES WITHOUT TOO MANY THINGS.

With a central entrance hall to serve four flats containing three good-sized rooms, cooking alcove and bathroom, this modern group offers the last word in domestic interpretation. The kitchen alcove contains enough space to accommodate stove, side tables with dressers above and cupboards below, minimising human steps all through the day, as well as the size of the floor space that has to be scrubbed. It has plenty of light and plenty of draft to take off odours. The living room has wide windows almost from floor to ceiling which seem to extend its spaciousness. The corner table, with lamp, the chair arrangement and secretaire also with lamp provide as much comfort as is required for human requirements, whilst the sole picture contributes to the artistic balance. No one would feel that they wanted to "unaccumulate" in a room so simple as this, as so many of us feel when we have too many things.

No. 87

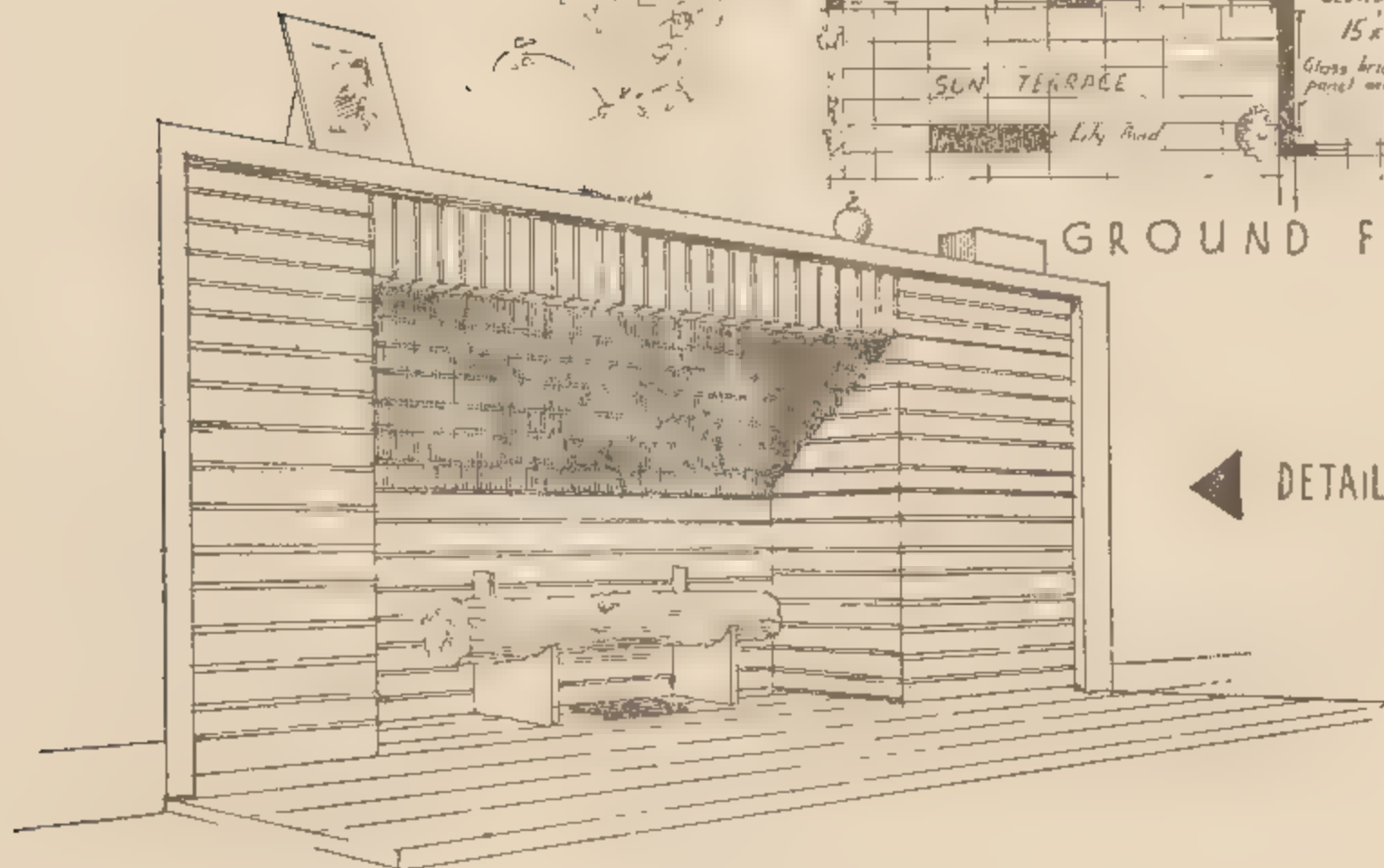
2 SMALL 'WORKMENS SUBURBAN "HOMES" OF
BRICK OR CONCRETE WITH TILED ROOF



SKETCH FROM REAR



GROUND FLOOR PLAN

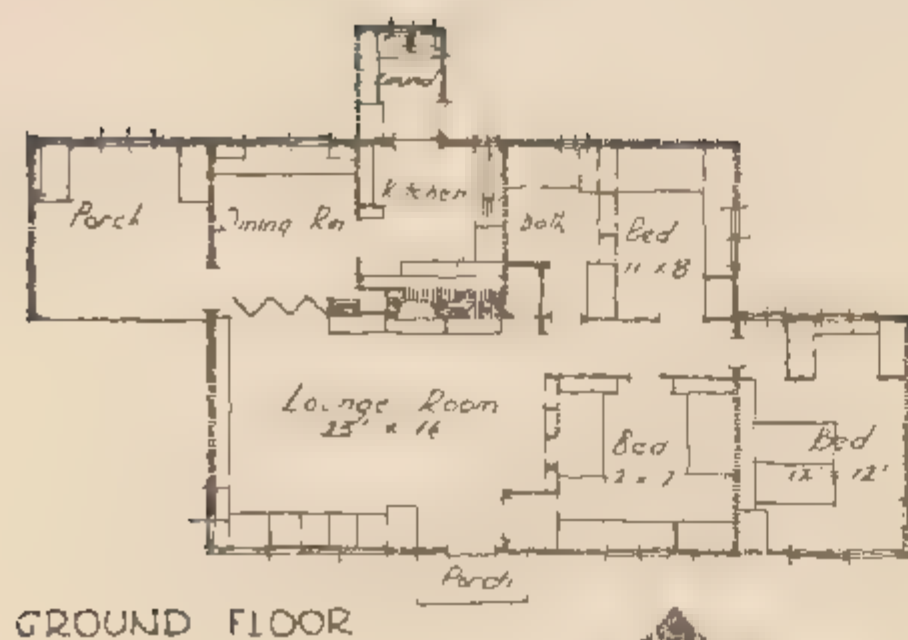


DETAIL OF FIREPLACES

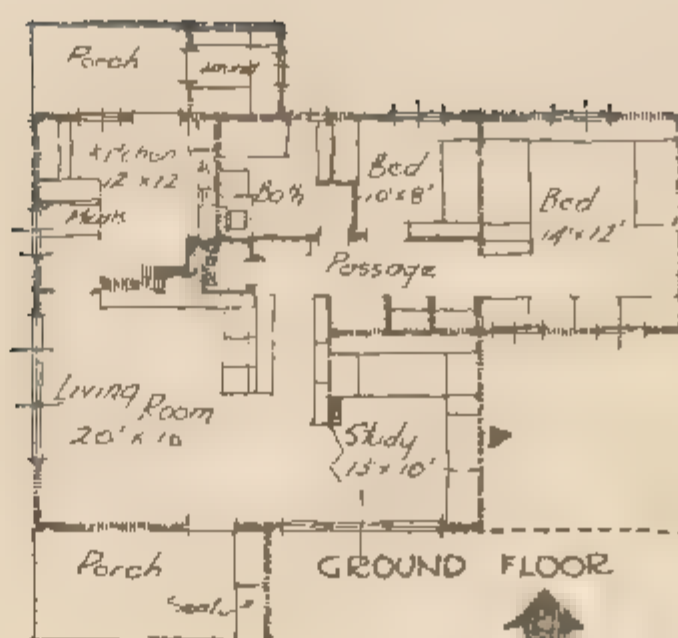
BUILDINGS WITH DAYLIGHT ROOMS.

We have the reputation of being a sun-loving people, so the design of these cottages should appeal to the most dyed-in-the-sun Australian, for not only is there a sun terrace, but the large window opening on to it makes it almost a feature of the interior also, and where privacy forbids this treatment windows are placed high up under the eaves to afford light and air, as may be seen in the dividing wall which is continued as the garden wall. But the sun is not going to provide the only warmth for the occupants, judging from the fireplace which is far more important looking in the sketch than the dimensions on the plan indicate. It is a very simple and nice design; the chimney contributing a good deal to the ventilation of the room it decorates in case there is not enough there already.

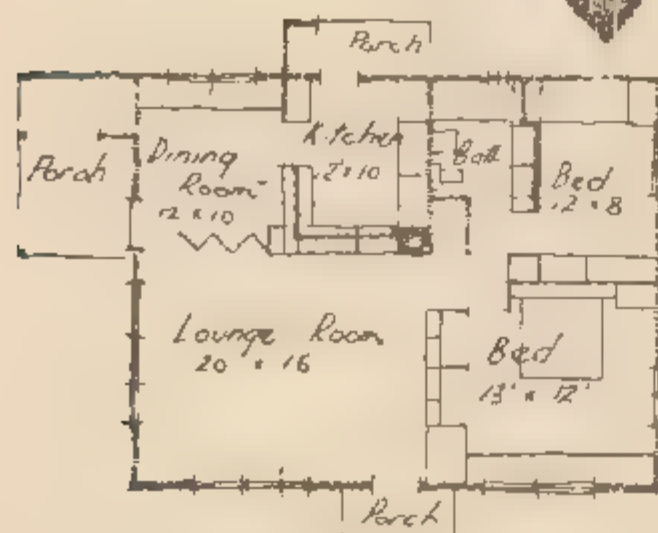
No. 88



GROUND FLOOR

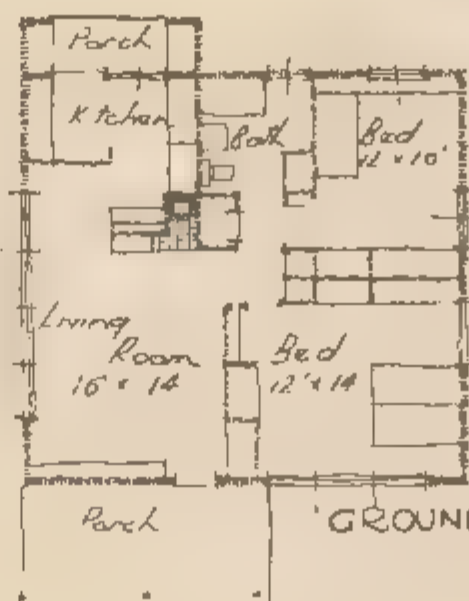


GROUND FLOOR



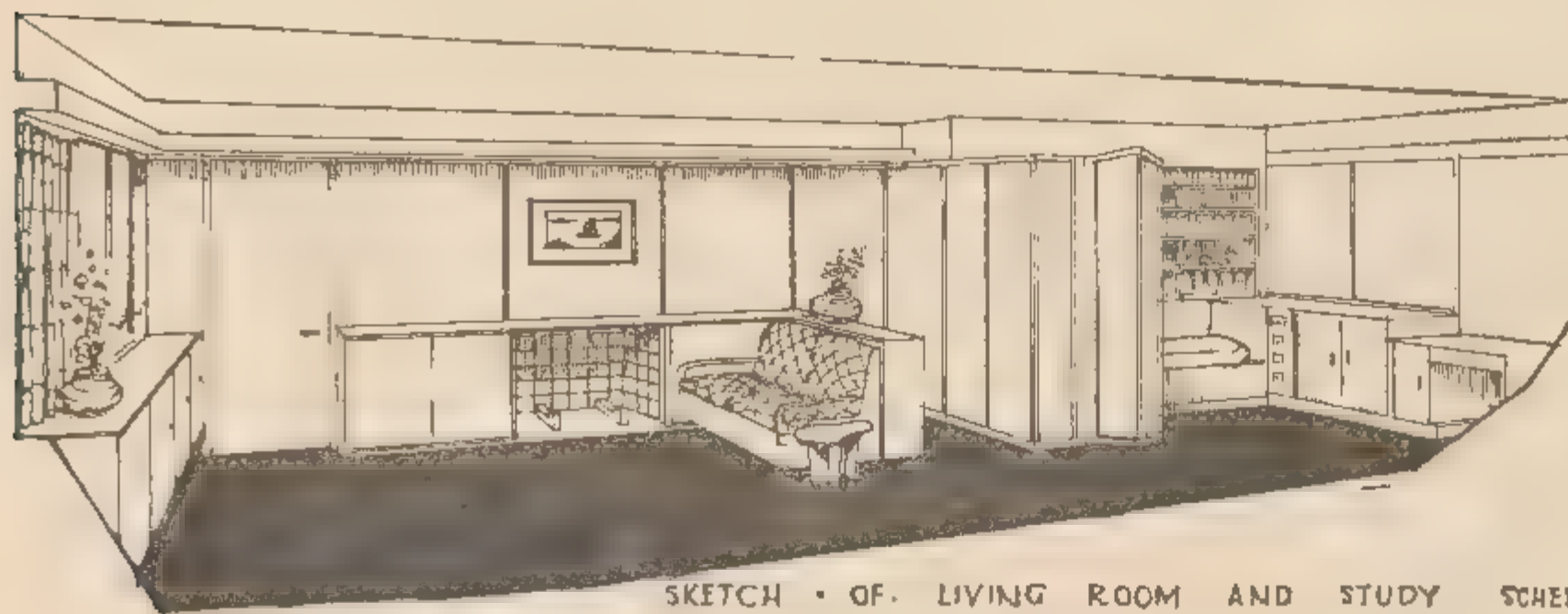
GROUND FLOOR

SCHEME "A"



GROUND FLOOR

SCHEME "B"



SKETCH OF LIVING ROOM AND STUDY SCHEME "B"

PROVISION FOR FUTURE ENLARGEMENTS

Showing two house schemes based upon the use of movable partitions and storage elements.

FOR THE GROWING FAMILY.

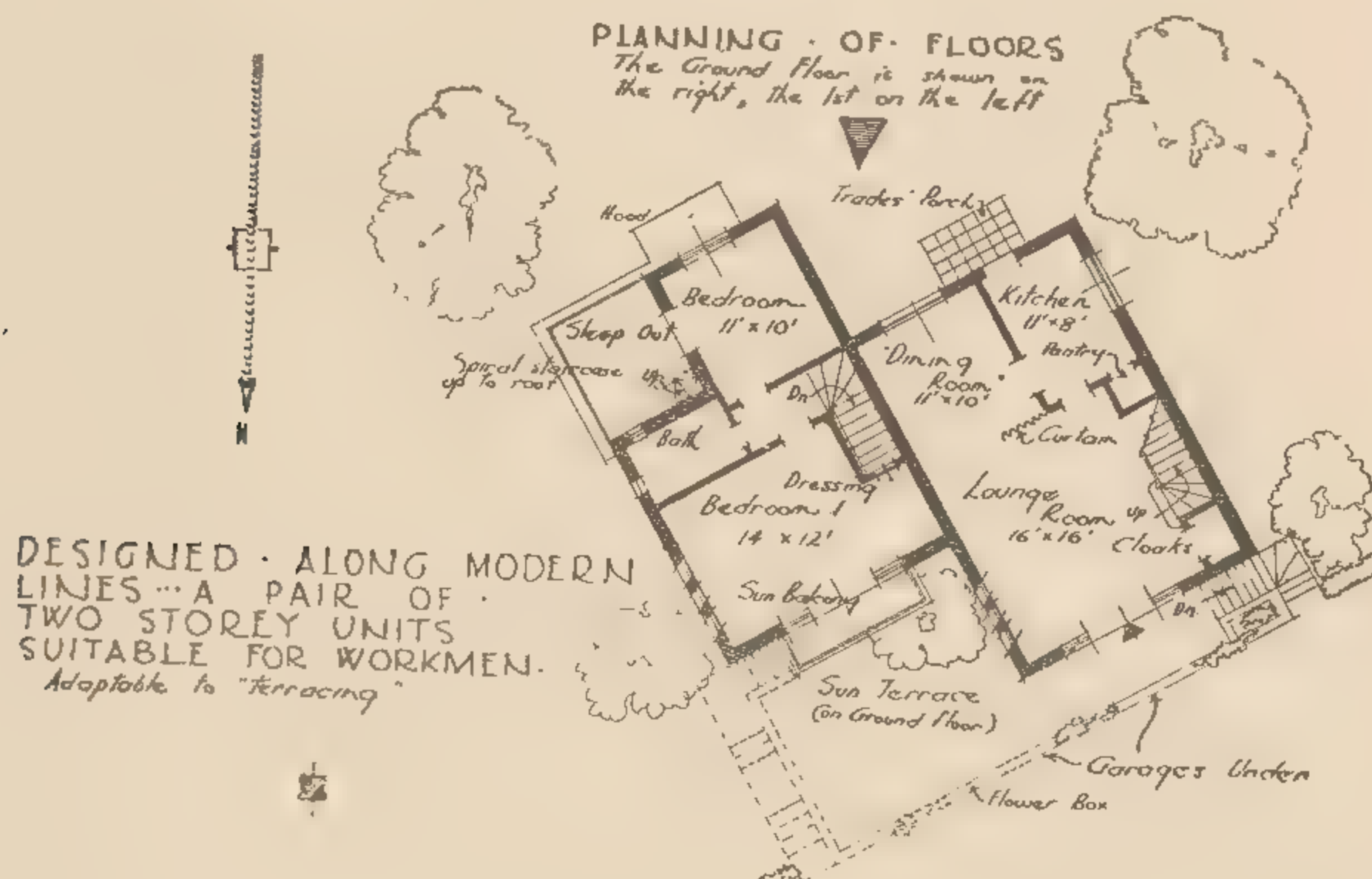
Instead of looking out for a new home when the family starts to grow up, it might be a lot more economical and convenient, especially at a time of acute shortage of houses and building materials, to see what can be done towards making more space available in the homes we are now in. Frequently, by enlarging and closing in a verandah or by the addition of a room where it can be easily approached, without interfering with the privacy of other rooms or blocking any source of light in the latter, the desired extra space can be obtained and the alteration may add to the appearance of the house and will certainly add to the value of the property. In the above drawings are suggestions that might be followed in many homes with advantage by their owners. The outlay in each scheme would be comparatively trifling and would probably not be more than the cost of a removal and the necessary new furniture and carpets, etc., in a new home.



PERSPECTIVE · SKETCH · FROM
MAIN · STREET · FRONTAGE · · · ·

PLANNING · OF · FLOORS

The Ground Floor is shown on
the right, the 1st on the left

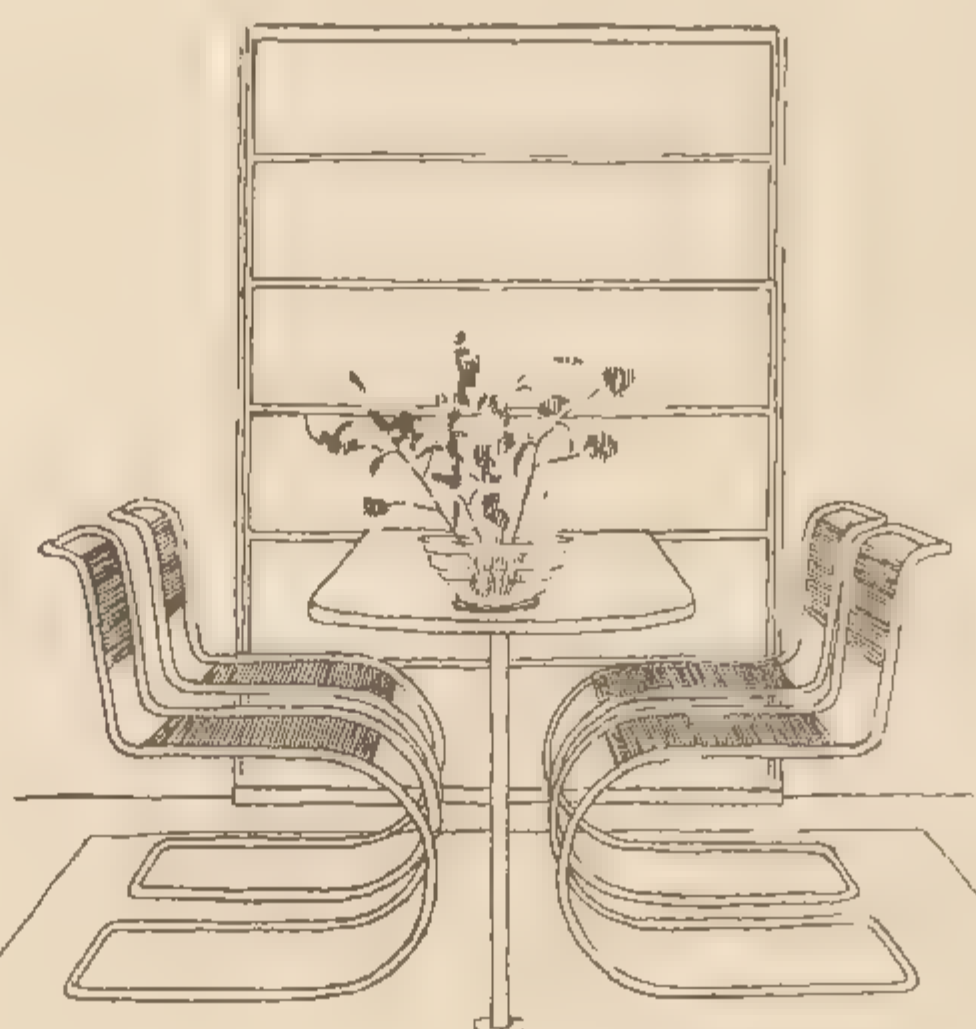
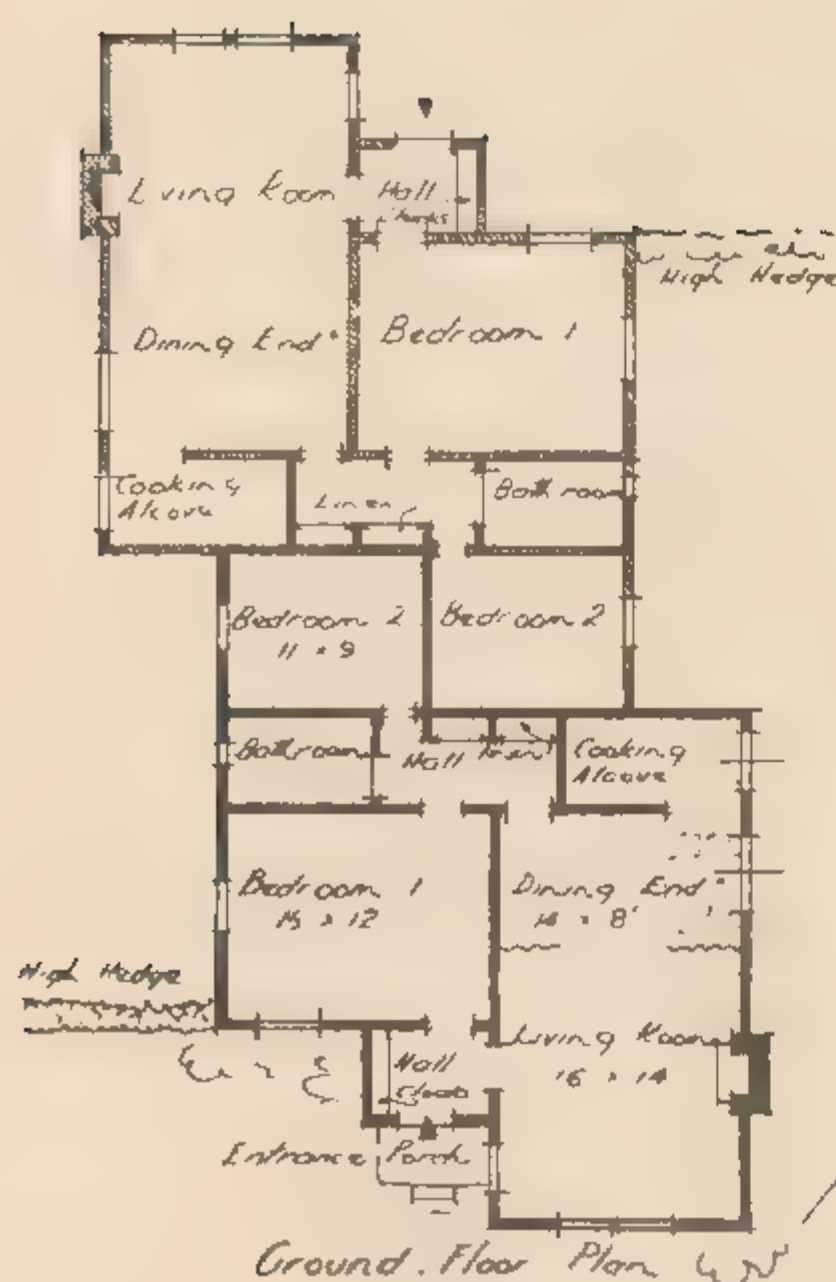


NOT SHELTERS, BUT HOMES FOR WORKMEN.

There is no reason for workmen to live in non-de-script houses nowadays, when modern design will provide them with all the accommodation they require as cheaply as the former cottage that appeared in monotonous ugliness in street rows. The days of the dilapidated home for workmen has gone forever. He is now earning enough to pay a decent rent and live like a self-respecting citizen. Some of them, who are more ambitious than others, can have a car also. At least there is a garage towards it under each house. The healthy tree would have to be coaxed to grow on top of one of the garages, unless of course, provision were made to take its roots down to soil between the garage and the house adjoining. The railing above the first floor canopy would indicate that a roof garden or sun-trap might be a part of the accommodation; access to it is afforded by the circular stairs in the corner of the sleep-out.



Perspective sketch from front Garden



Detail of Alcove in 'Dining-End'

A 'HOMELY PAIR' DESIGNED FOR COMFORT.

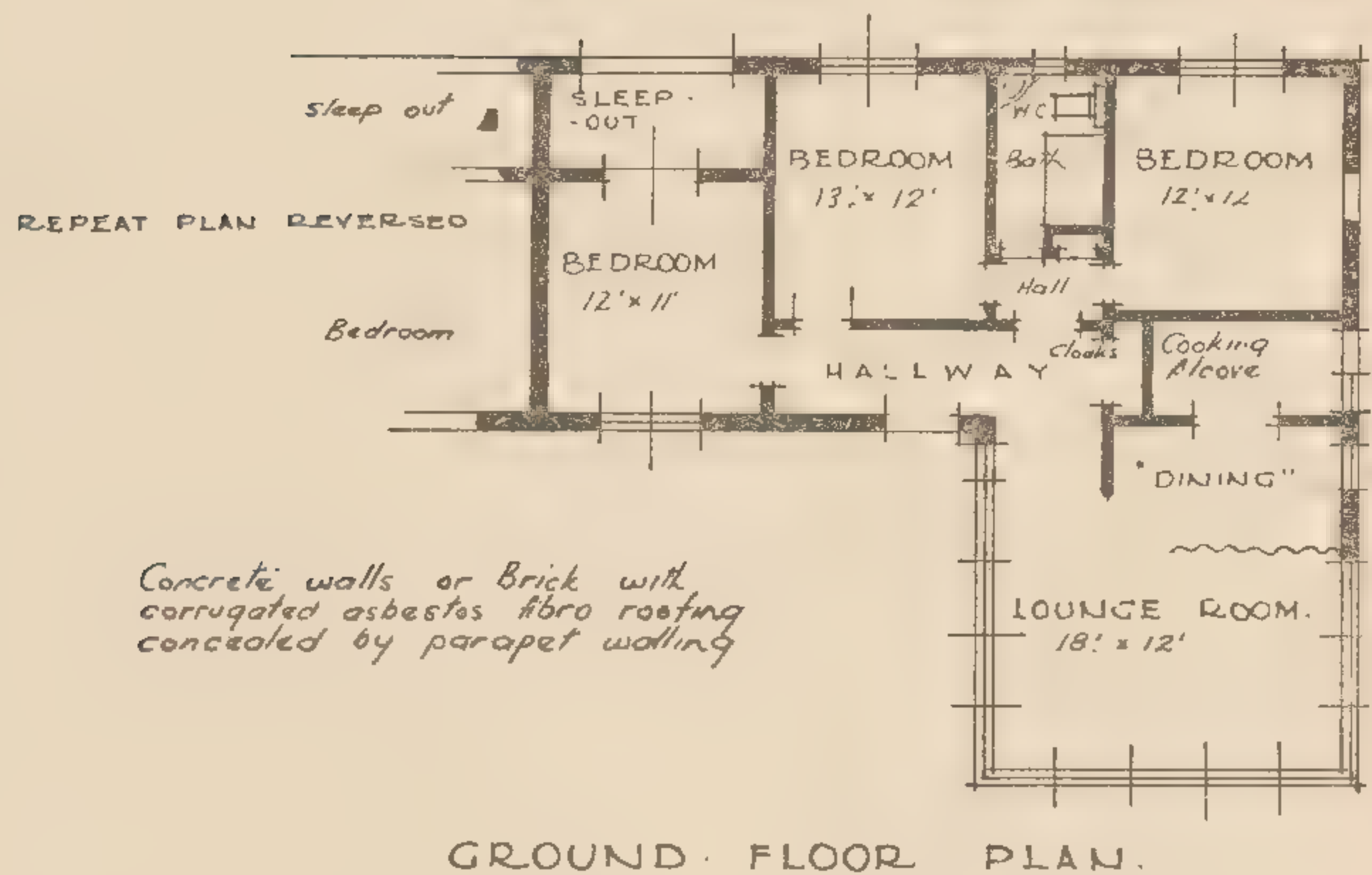
The plan may be used as a plan for a small workman's home, or reversed as shown as a semi-detached pair. This arrangement would be very suitable for a site with two frontages.

PAIR FOR SHALLOW ALLOTMENTS.

When the allotments are shallow and it is desired to build facing each street it is preferable to build up to the back alignment rather than to the side one, as is so often done. There is no overlooking one's neighbours in this scheme. Also it makes available more ground in the front of the house and at the side, and also it gives the house a much better setting than when it impinges on to the street alignment in order to provide "the back yard." The living-dining room is spacious and accommodating, the dining alcove being near the kitchen to save an unnecessary number of steps in servicing the meals. The Florentine blinds give a summery look to the elevation.



PERSPECTIVE SKETCH
from Street



DESIGNED WITH THREE BEDROOMS.

FAMILY SLEEPING ACCOMMODATION WITH BACHELOR
COOKING ARRANGEMENTS.

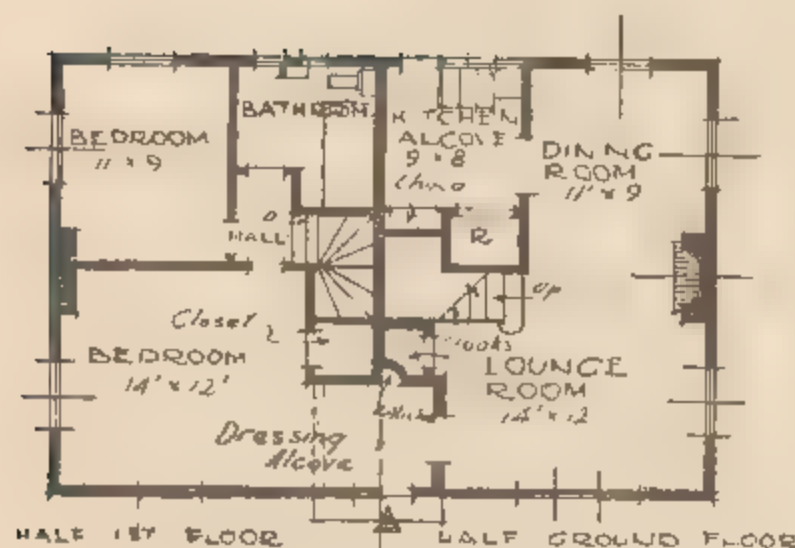
Planned along school class room lines, where the light is evenly distributed and the glare of the noonday sunshine subdued by the continuous cantilever hoods, this pair of cottages satisfies modern trends that lean towards institutional architecture. Three bedrooms, a sleep-out and a bathroom provide for a good size family, whilst the size of the cooking alcove and the dining enclosure suggests that the tin opener is a handy implement to have around. The home should be comfortable and complete for a family who get along well together.

No. 92



SKETCH OF THE FRONT FROM THE MAIN STREET.

AN ATTRACTIVELY DESIGNED MAISONNETTE, HAVING TWO BEDROOMS, LOUNGE AND DINING ROOM.



DETAIL OF MEAL ALCOVE



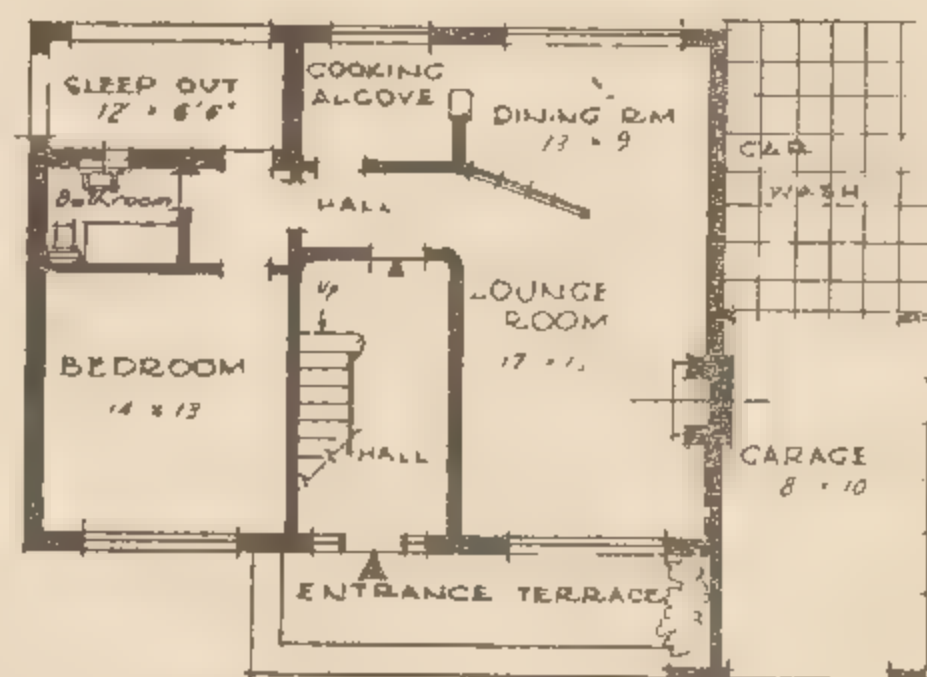
GEORGIAN HOME CONVERTED INTO FLATS.

It would be a pleasure to some young wives to know that they might make their home in the dignified little house for the rent of an ordinary four-roomed flat or villa. It has the appearance of a family home, which has been converted into flats, but, in the plan, shows none of the makeshifts which sometimes make such "conversions" rather unsatisfactory as habitations. Here the design is shown carried out in timber, but maybe it would be just as convenient with little more cost to build it in brick or some other material. Inside the home would be just as attractive as it is externally, as the living room and dining room are practically one, making a room 23' x 14' which with the lower part of the staircase as a decorative feature, and lighted on three sides could be made very charming. As the kitchen is so handy to the dining room the meal alcove seems a little superfluous in a kitchenette already on the small size. The stairs are ill lighted at the top and are far too steep and would not be very comfortable to negotiate. An extra foot or two for the "going" of the stairs could be obtained by encroaching upon the bathroom space so that the stairs would come out facing the bedroom wall.



SKETCH FROM FRONT GARDEN

A HOMELY DESIGN IN TIMBER
CONSTRUCTED ALONG SIMPLE
LINES AND BEING PLANNED TO
PROVIDE AMPLE SUNLIGHT AND
MOST CONVENIENCE FOR LIVING



GROUND FLOOR PLAN
Repeat on first floor.

SPACIOUS YET COMFORTABLE.

Here we have a design intended to be carried out in two contrasting materials, apparently brick and cement, or concrete below with timber up above. Protection is afforded by shutters for the upstairs windows, while those below where greater protection from burglars, or greater privacy might be required has been left without shutters. It would be easy enough to place a roof over the terrace and therefore afford callers protection from the weather at the entrance door. The flats are evidently the same on each floor, and should be all that could be desired, for a married couple with one child. The division between the lounge and dining room is collapsible, but is scarcely necessary although it could be moved to screen the opening to the hallway on cold nights. The garage replete with tiled car wash area, heaps of light and ventilation would be appreciated by at least one tenant.

No. 94

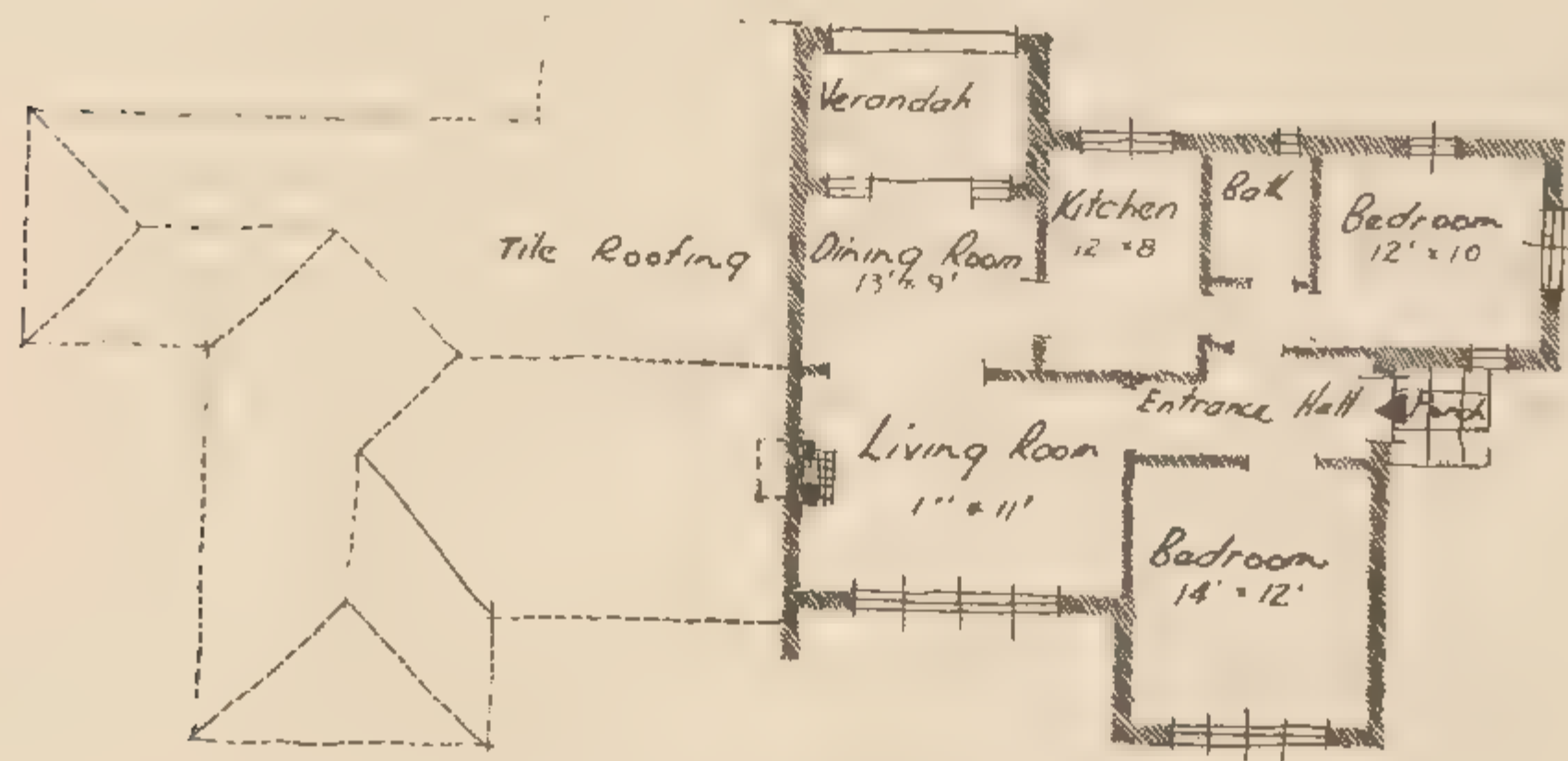


PERSPECTIVE SKETCH FROM FRONT GARDEN

A SEMI-DETACHED PAIR DESIGNED
WITH ATTRACTIVE ELEVATION AND
EFFICIENT PLANNING

CONSTRUCTION

Walls, selected bricks
Roof Tiles
Steel-frame windows



GROUND FLOOR PLAN.
Showing Roof Plan on left.

BUILDINGS IN BURNT CLAY PRODUCTS.

With serenity all over its countenance this building of brick walls and tiled roof should house two families of peaceful and neighbourly habits, than which there can be nothing more conducive to happiness, provided of course neither oversteps the bounds. The elevation is frank and in good taste. The plan provides for two bedrooms, living room, dining room and kitchen. A back verandah is also sufficiently sheltered to be requisitioned as a room for dining out in summer. The arrangements suffer from some of the defects of the semi-detached cottage in that the dividing wall would want to be absolutely sound-proof and extended further than shown, to provide a sufficiency of privacy in the case of open windows in the living rooms in these days of wireless, etc. The bathroom is not too well placed for the occupant of bedroom No. 1 who might have to run the gauntlet between a caller at the front door and visitors in the lounge.

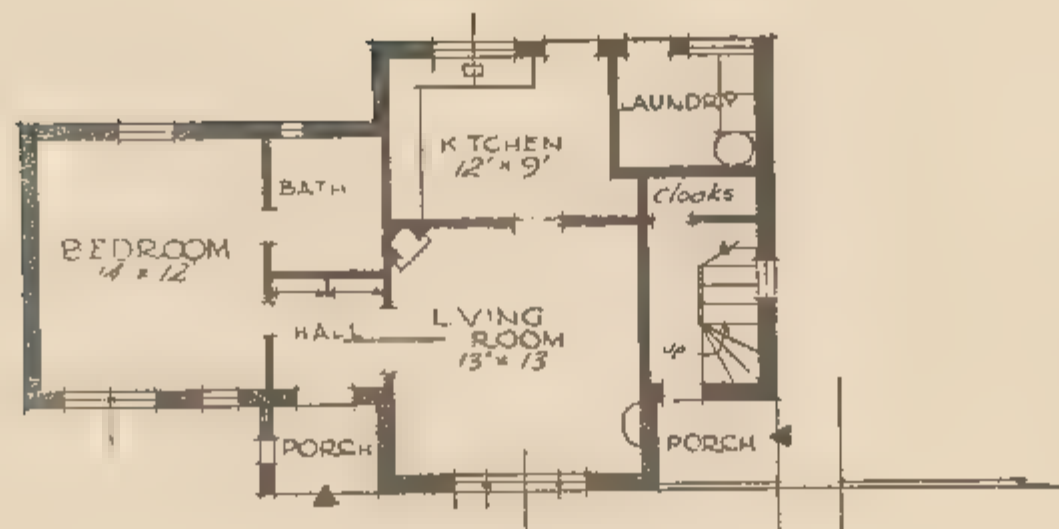


"BIRD'S-EYE-VIEW" FROM FRONT.

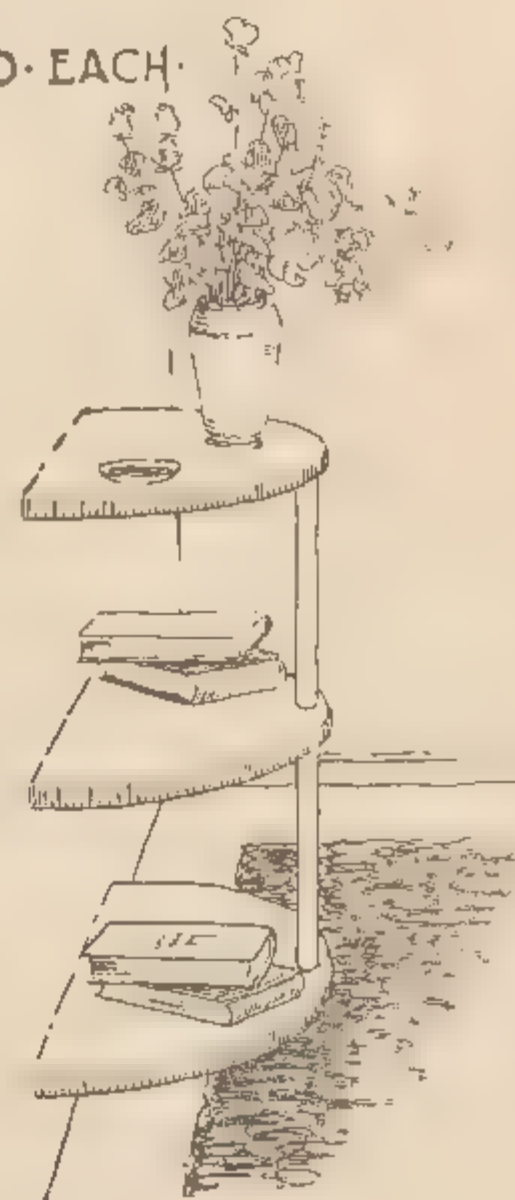
DESIGNED FOR TWO YOUNG MARRIED COUPLES HAVING ONE BEDROOM ONLY TO EACH.



FIRST FLOOR PLAN



GROUND-FLOOR PLAN

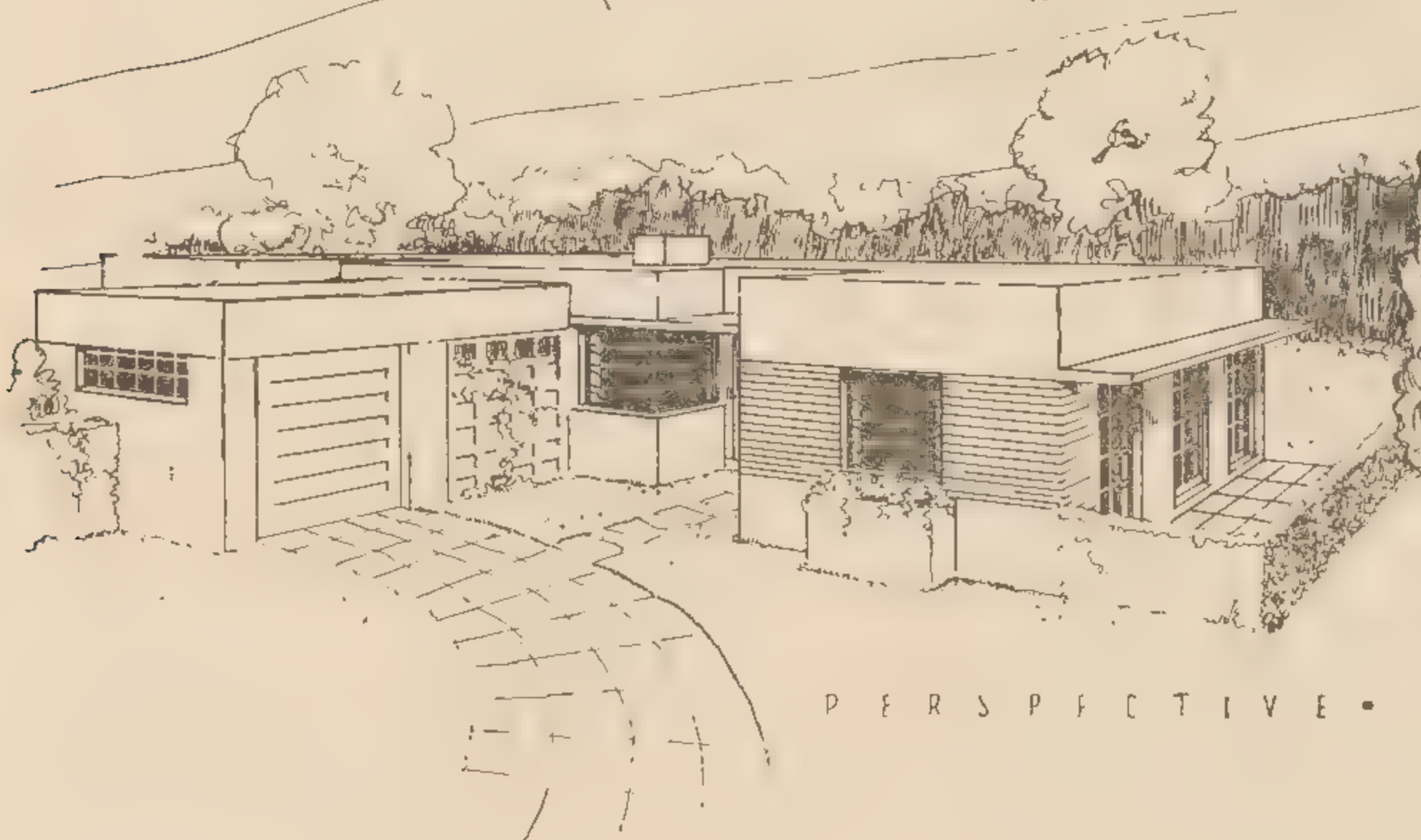
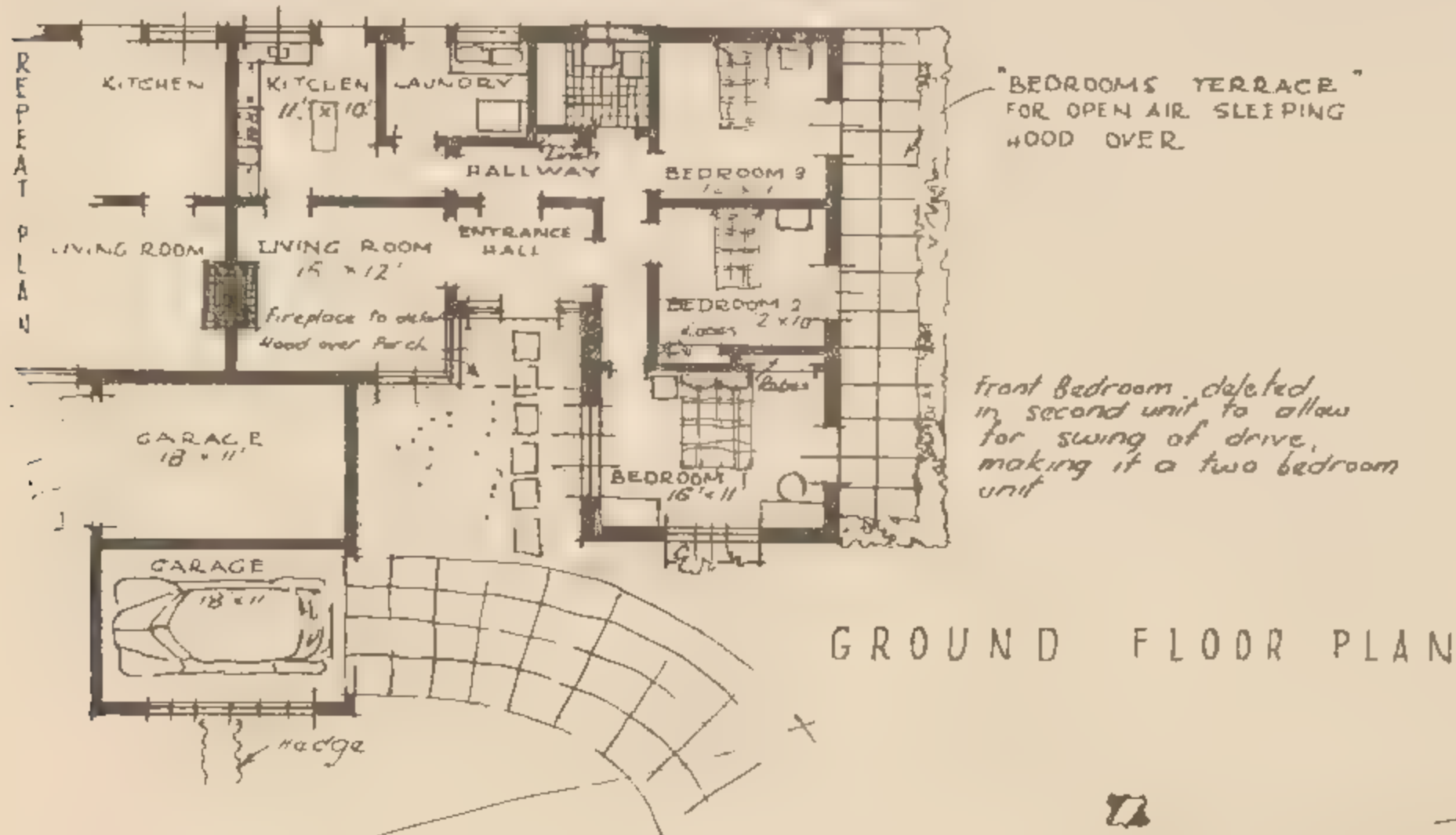


DETAIL OF BOOK SHELVES

ECONOMICAL.

This pair of flats with the advantage of separate entrances have practically the same accommodation, though the upper one is slightly smaller than the lower one by reason of the eaves being kept too low. Furniture against the walls, when they are low need not be very tall so that the actual living space is not much impaired by low walls. They have a pleasing aspect and would no doubt be economical to construct and economical of labour thereafter. The laundry is common to both flats

A MODERN SEMI-DETACHED PAIR 000



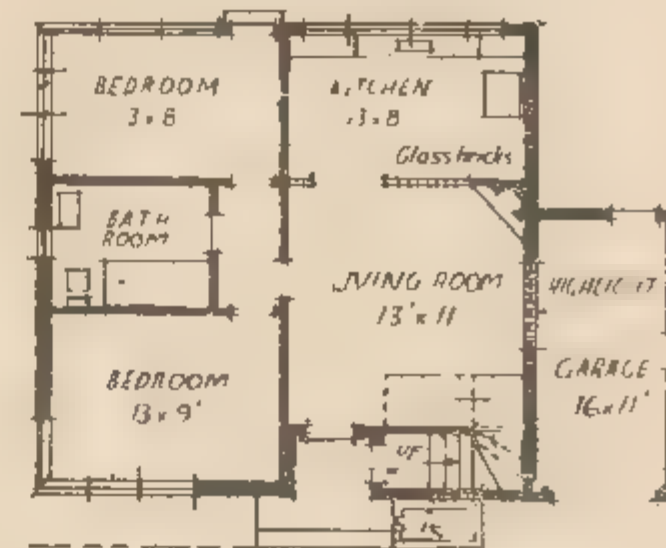
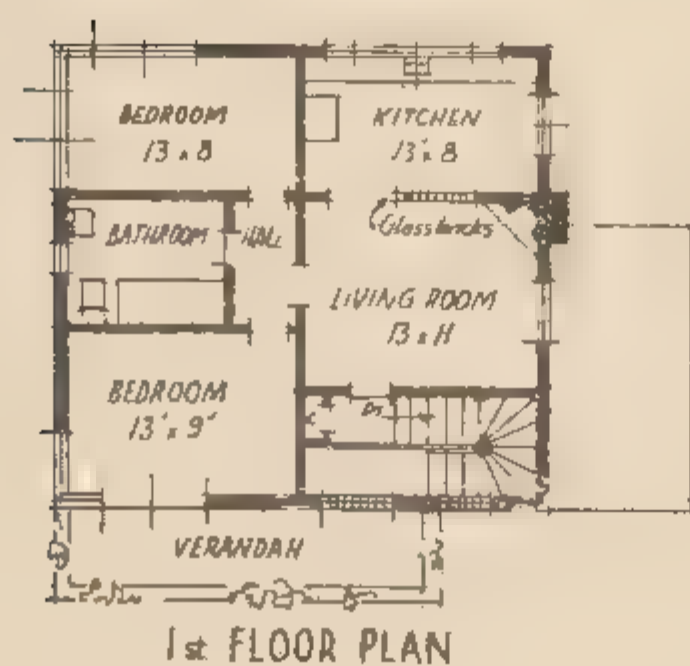
PRESERVING INDIVIDUAL PRIVACY.

One of the greatest advantages of this plan is the manner in which the designer has used the garages in front to preserve the individual privacy of each home. At the back the two kitchens might be close enough for each household to know what the other is having for dinner if both kitchen windows happen to be open, but possibly this could be overcome by a short baffle wall between the two houses in the back garden. The second house is to have the front bedroom deleted, to allow for room for the car drive. The planning should suit a small family with normal requirements and tastes. The hood over the bedroom terrace would require to be extended to offer efficient protection to outside beds. The exterior is neat, original and distinctive. The inside laundry door is not necessary or advisable as the smell of soap-suds in the house is very disagreeable.



SKETCH FROM FRONT GARDEN •

MODERN TWO-UNIT SCHEME SUITABLE FOR INDUSTRIAL SUBURB •



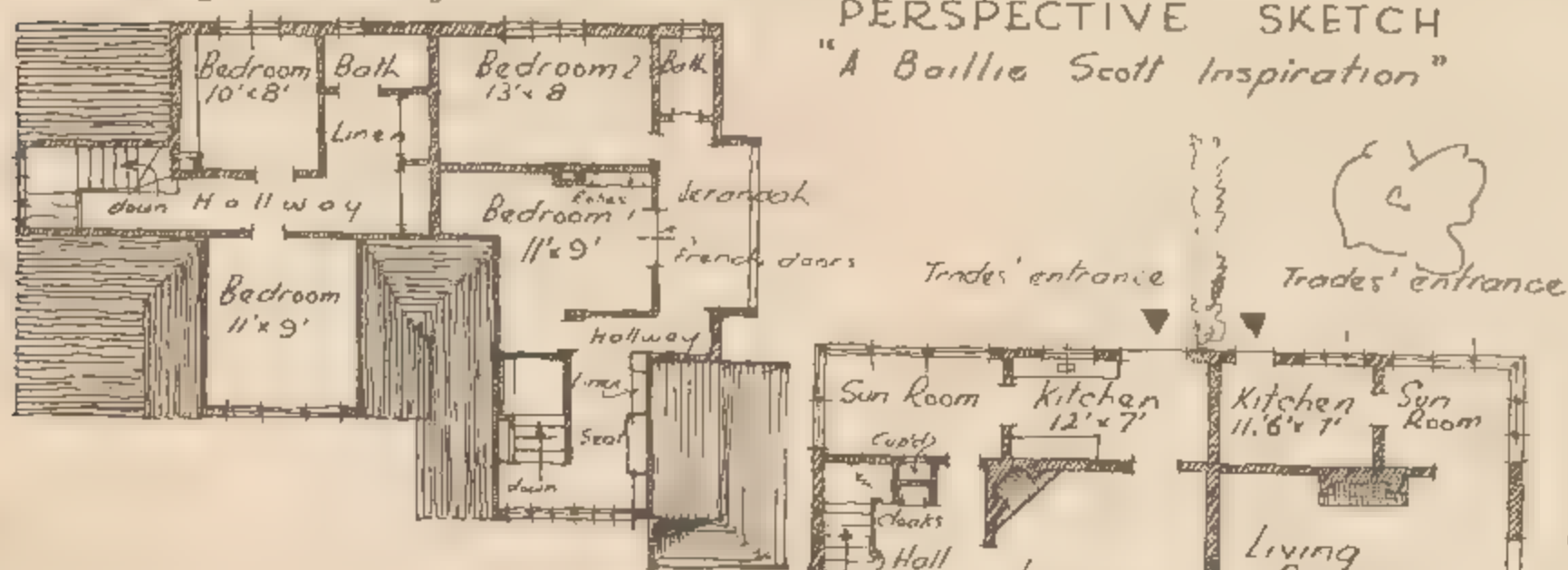
GROUND FLOOR PLAN •

CANTILEVERS AND PIERS.

Great overhanging, unsupported solid balconies, corner windows without any apparent support for walling above, openings that run without a break up the entire height of the building, would certainly disturb the equanimity of our building forefathers, who seemed to be concerned more with the "fitness of things" than with building science such as would be necessary to construct this building, with its cantilevers and piers. It is not a pleasing building, being rather more like a factory than a home, yet the plan is comfortable. The kitchens and bathrooms are large in proportion to the other rooms.

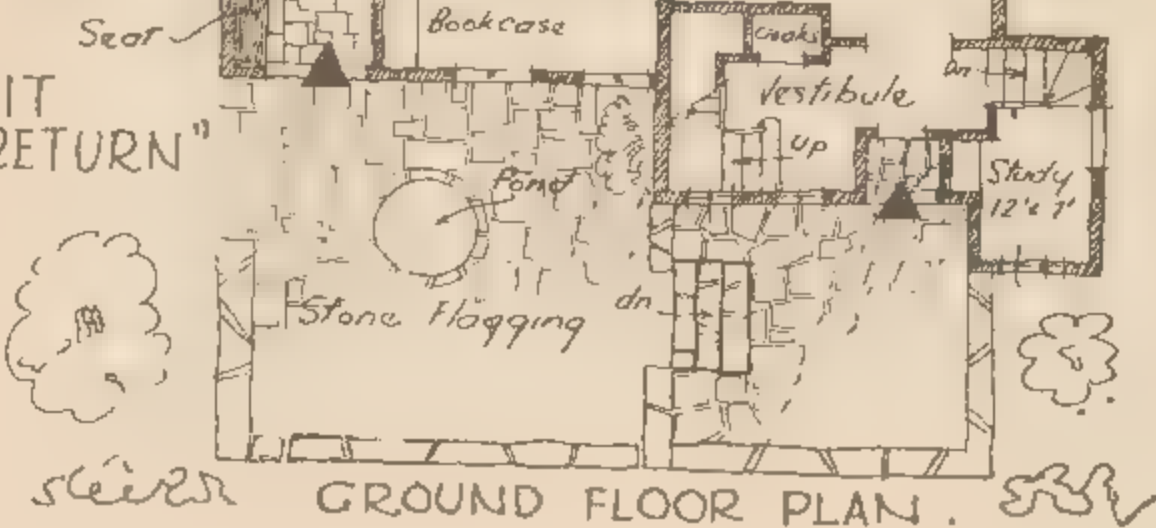


PERSPECTIVE SKETCH
"A Baillie Scott Inspiration"



FIRST FLOOR PLAN

A HOMELY TWO-UNIT
SCHEME FOR "PEACE-RETURN"



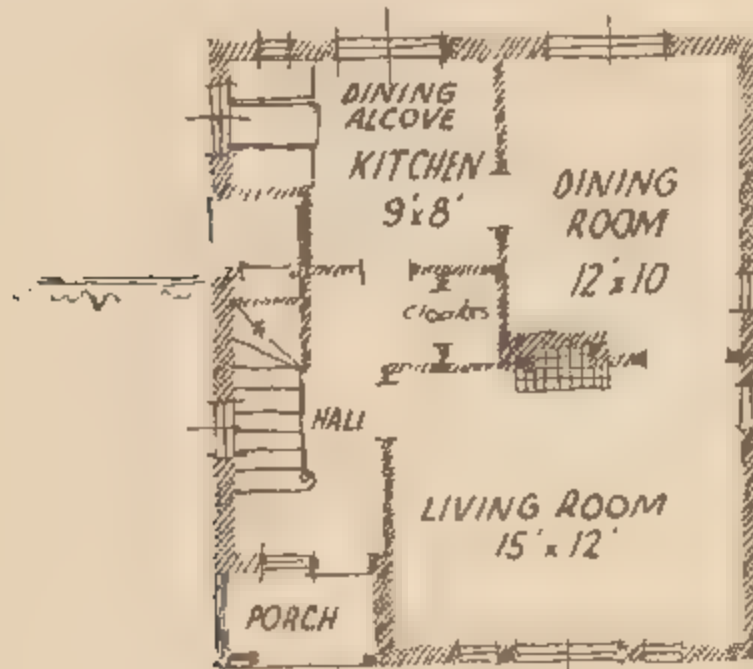
GROUND FLOOR PLAN.

AN OLD WORLD APPEARANCE.

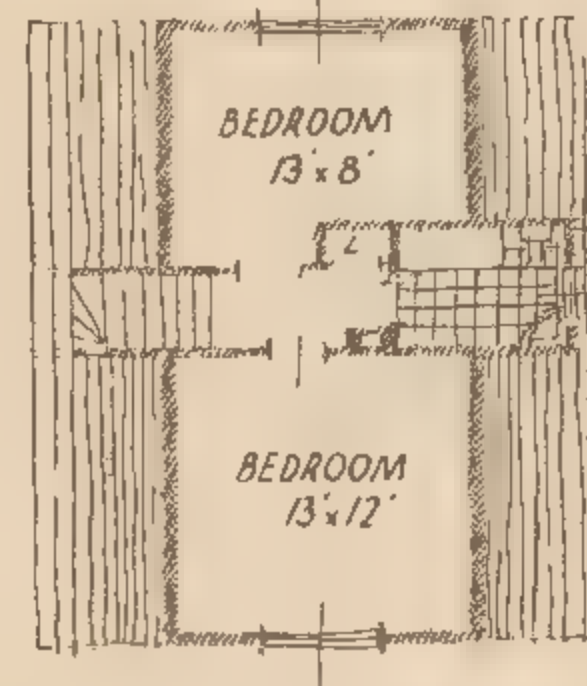
This charming composition is quite imposing, considering that it is designed to house but two small families, each home having two bedrooms, which are by no means large. However, the building itself is pleasantly rural in character, and it has an old-world appearance that is very appealing, and it is likely that, built, neither home would remain empty very long. Unfortunately, if the sunrooms are to function for their allotted purpose, it will be difficult to get the morning sun into the second living-room and the bedroom above it. The house on the right not only has a conveniently placed sleep-out verandah, but is distinguished by having a small, isolated study downstairs approached from the entrance vestibule. The whole is designed for a commanding position.



PERSPECTIVE SKETCH



GROUND FLOOR PLAN



1st FLOOR PLAN

SMALL WORKMAN'S HOME • IDEAL FOR SUBURBAN DESIGNING

A TINY HOUSE.

This really is a very tiny house. All the rooms are extremely small, yet it would accommodate a family of four comfortably enough. There are all the attributes of a cosy home—a sheltered entrance porch, a cloak-cupboard in the hall, a fireplace in the lounge, a dining alcove in the kitchen in addition to the dining room, a back door also with a porch, and upstairs two attic bedrooms and a bathroom. All the rooms are in good proportion and are well related to each other. The appearance is most appealing and only requires the necessary foliage to make it look truly rural.

No. 100

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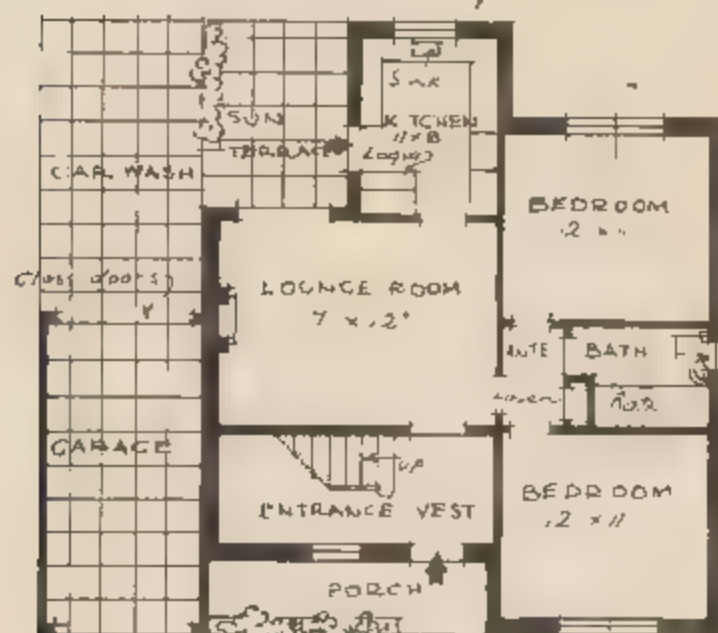
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P E R S P E C T I V E • S K E T C H ,

DESIGN • FOR • TWO
FLAT • BUILDING
FOR • SMALL • FAMILY

The kitchen is planned for compactness and well situated in relation to the rest of the house, it can be also used as a breakfast room and quick mealing.



G R O U N D A N D F I R S T
F L O O R P L A N N I N G



water openings under sink provide vent action.

K I T C H E N • D E T A I L •

TWO SELF-CONTAINED FLATS IN THE MODERN MANNER.

The front entrance is common to the two flats. The door of each flat opens directly on to a lounge room with kitchen and sun terrace at the rear. A small logue in the kitchen would enable one to breakfast there for convenience. Two bedrooms and bathroom are given a measure of privacy through the little hall leading from the lounge room. A garage with car wash is a provision belonging to other days. The layout of the kitchen makes for economy of labour and shows consideration for the housekeeper.

LOOKING INTO TOMORROW



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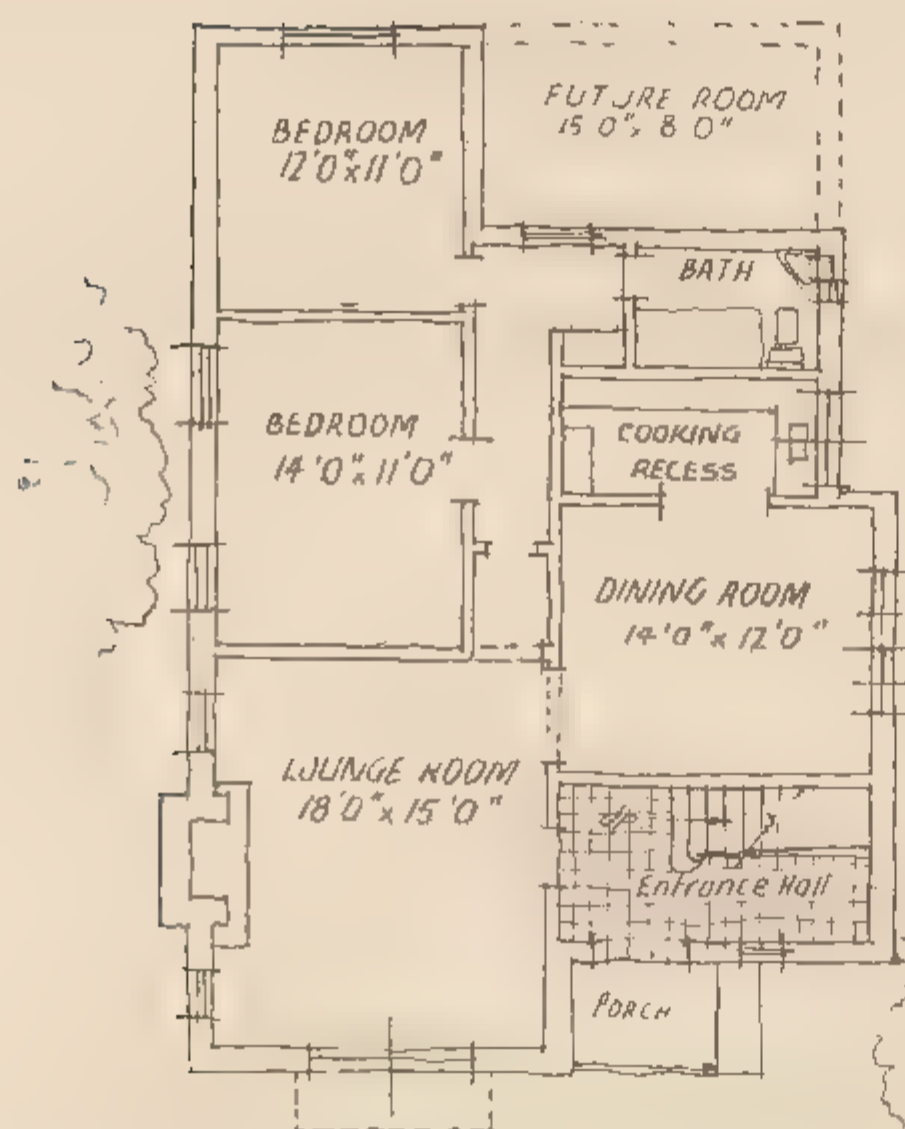
IT COOLERS

Gas

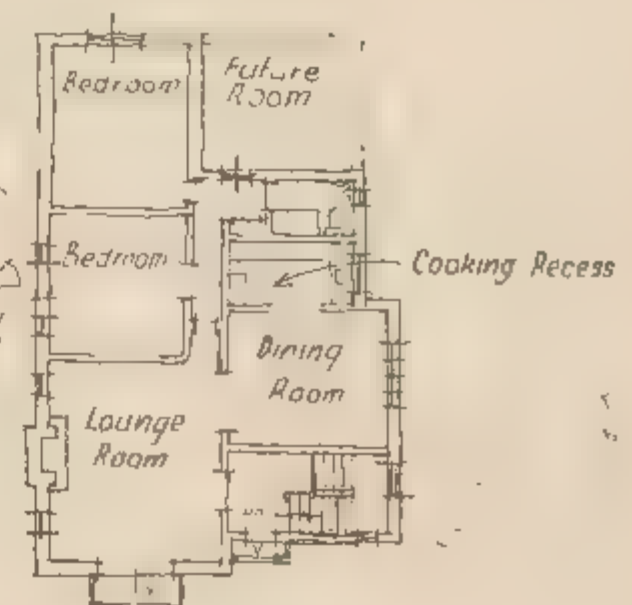
THE AUSTRALIAN GAS LIGHT COMPANY, SYDNEY, SPANISH - MARCH



• SKETCH SHOWING FRONT •



GROUND FLOOR PLAN



FIRST FLOOR PLAN

A HOME FOR TWO FAMILIES

Brick construction with tile roof
Ornamental ironwork, attractive
fireplaces and entrance hall tiled.
Provision made in planning for
addition of future room
Economical placing of plumbing.



HOMES FOR GOOD NEIGHBOURLINESS.

There is a measure of protection accruing to each individual family when they can live in neighbourly harmony under the one roof, with a certain respect and considerateness for each others habits or customs. To practise a measure of self-restraint makes for an enrichment of character by which both tenants would benefit. Character is a built-up quality in everyone and self-denial and self-restraint invariably tends towards refinement. The architecture can be made more imposing when grouped as simply and yet artistically as this is. The floor plans are precisely the same. They leave but little to be desired for comfort and convenience for small families

No. 102



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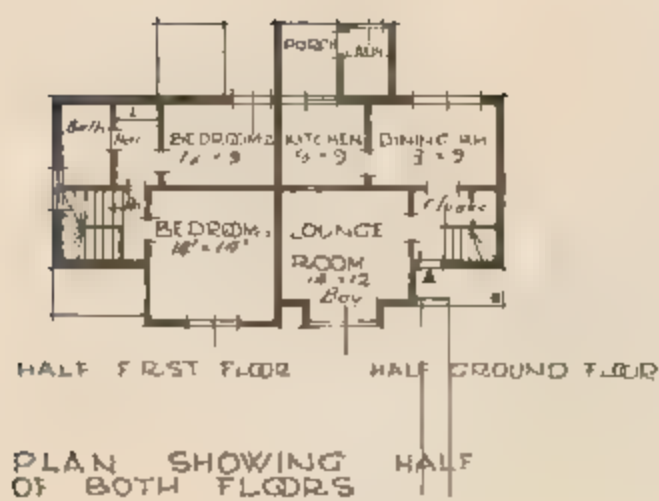
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ELEVATION • FROM • FRONT



DETAIL • OF • WINDOW BAY IN LOUNGE ROOMS.
Niches in wall alongside lounges provide book recesses

THE ENGLISH PAIR.

There is always something quaintly rural about English domestic architecture. It expresses itself frankly, without "noise" as some of the more recent buildings seem to do in their endeavour to show outstanding modernity. This one suffers from rising out of the ground without a plinth. There is barely enough "going" in the stairs for comfort. The walls of the bedroom are low, but possibly it would be high enough to accommodate furniture that will doubtless be placed round them. Otherwise there is a fair amount of accommodation on the ground floor considering the size of the building. There is the lounge room with a bay (see detailed sketch), a separate dining room, kitchen, laundry, front and back porch and a low cloak room beneath the stairs.



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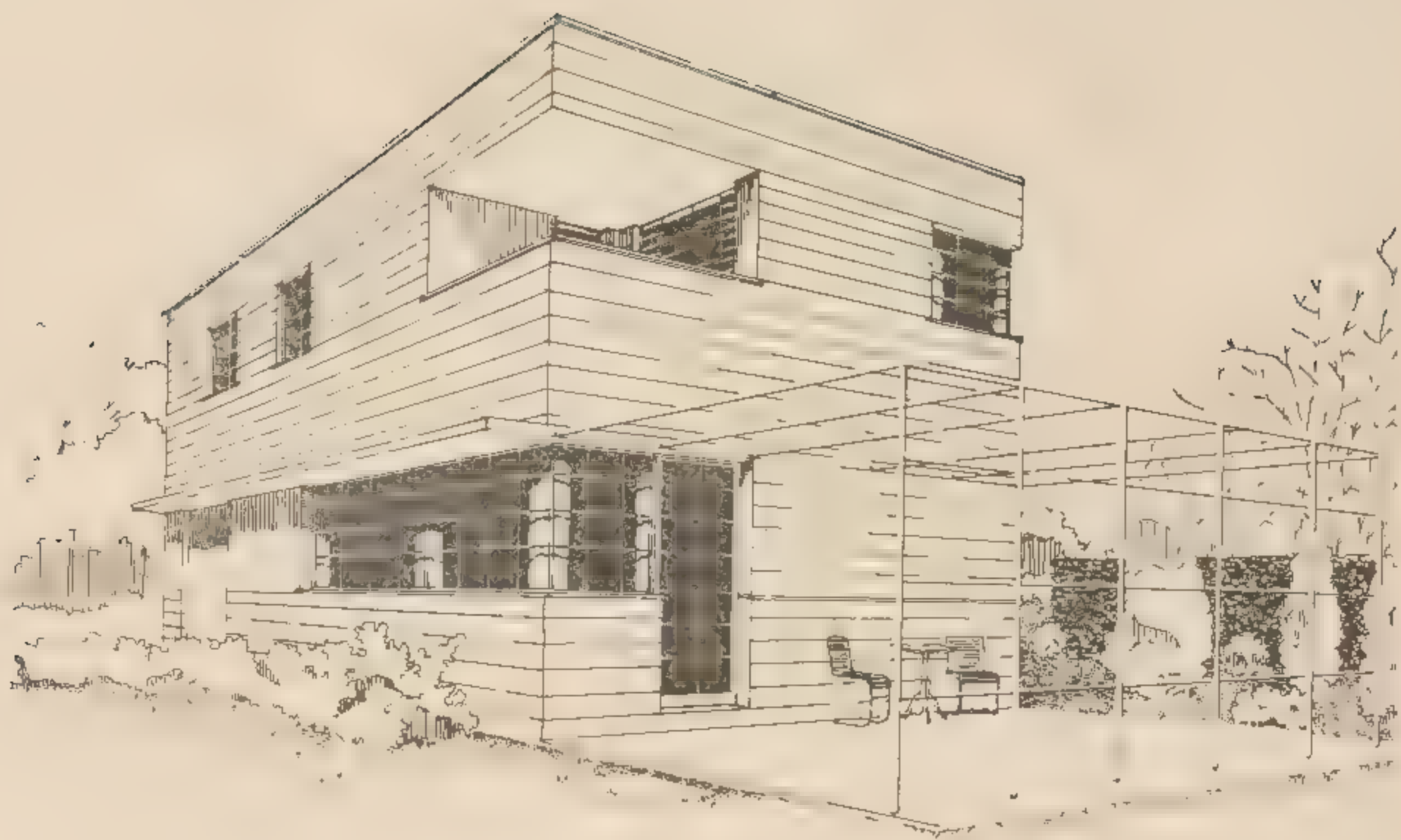
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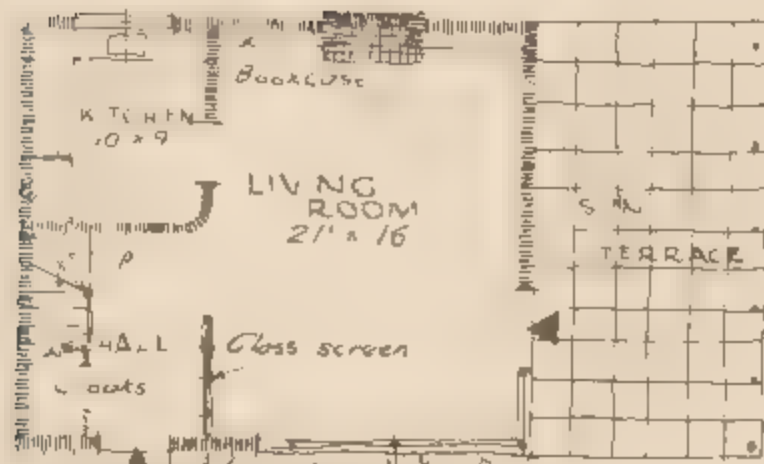
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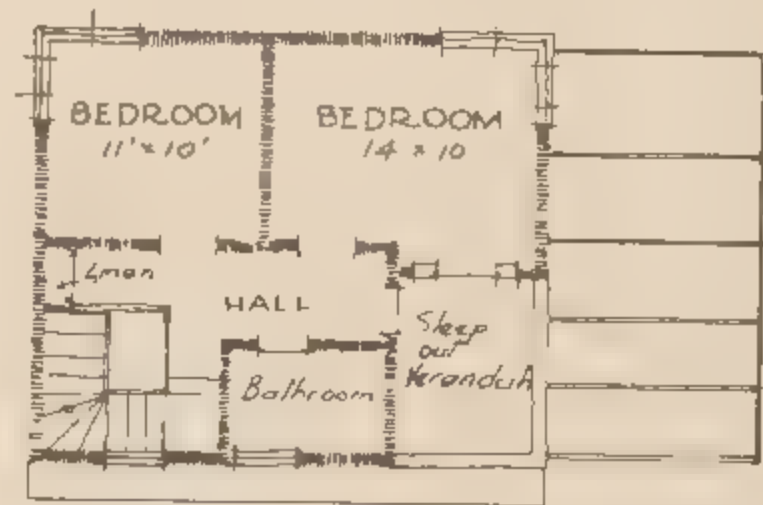
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ELEVATION FROM NORTH EASTERN CORNER.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

As Modern as Tomorrow

A WELL PLANNED SMALL HOME BASED
ON SIMPLE LINES - CONSTRUCTED IN TIMBER

MODERNITY WITH A VENGEANCE.

When one looks at the plan one cannot help but be impressed with its all-sufficing arrangement for comfort. The sun terrace would be a great acquisition to any building with its bars on which screens may be placed or creepers may grow. The bedroom arrangements with windows facing in two directions and the sleep-out could be quite comfortable and serene, but when one looks at the elevation serenity gives place to disturbance. Few would consider the design worthy of being called home.

No. 104

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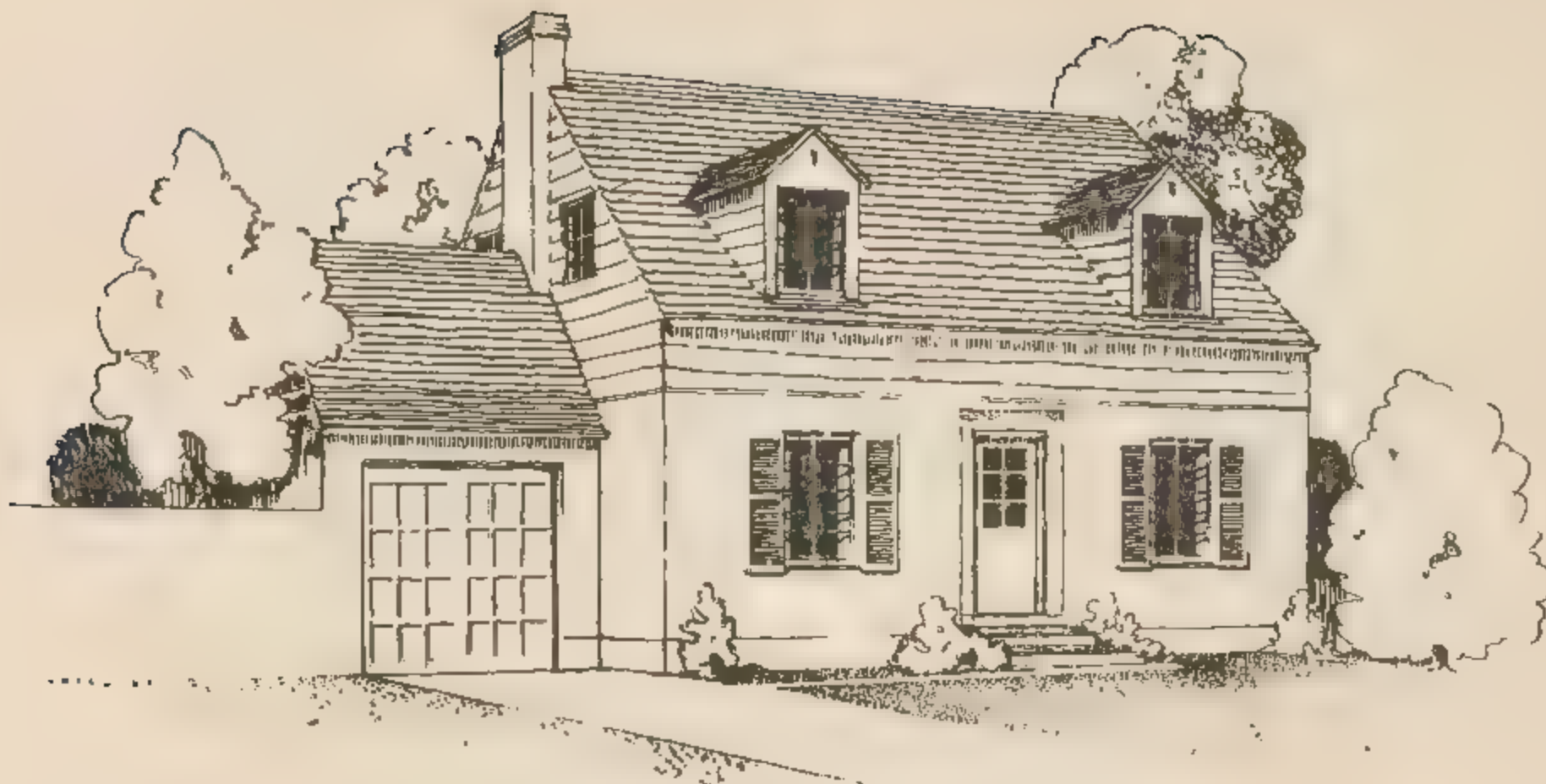
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STRIKES, DAMAGE BY AIRCRAFT, BURGLARY, LARCENY or THEFT, LOSS OF
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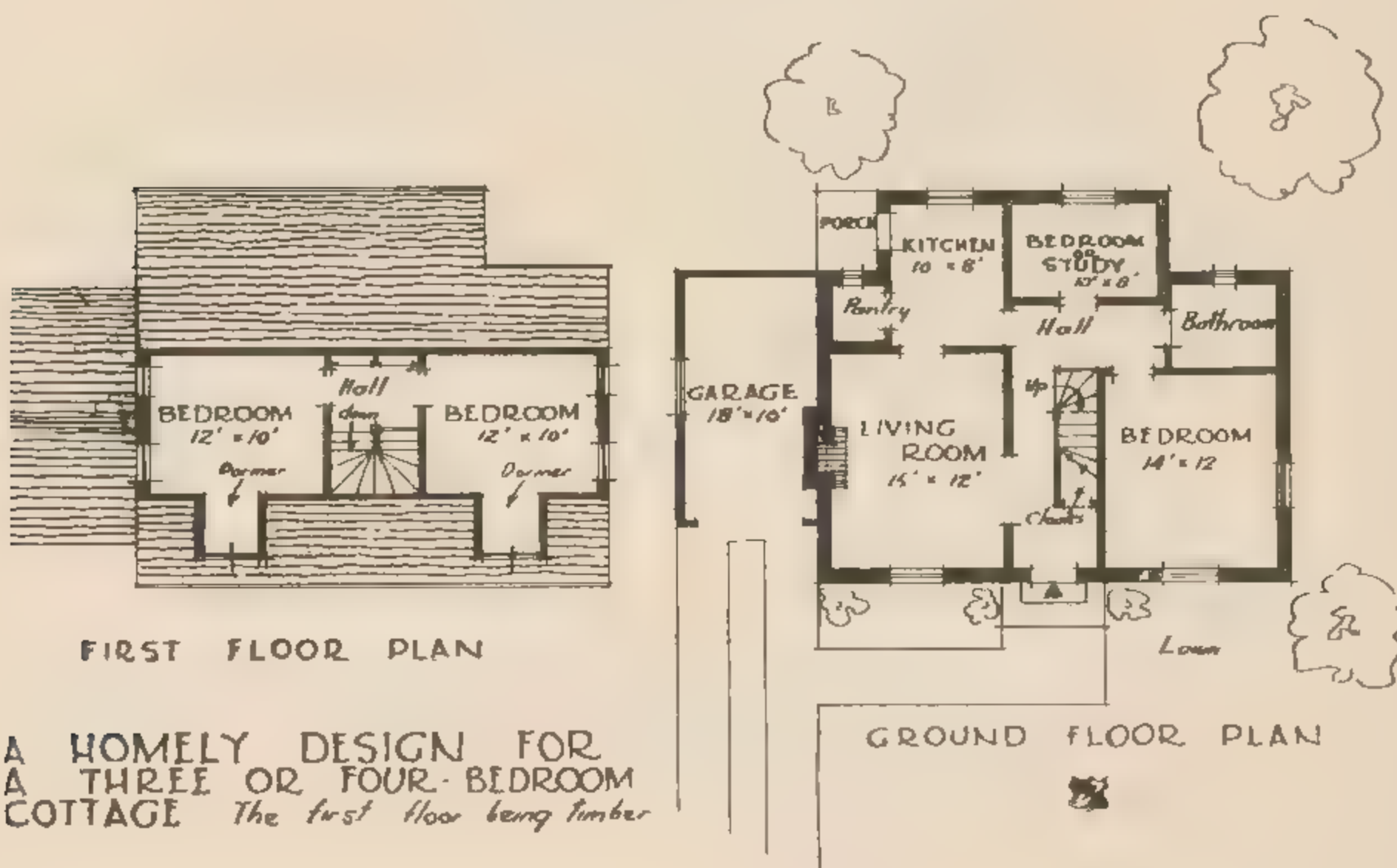
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PERSPECTIVE & SKETCH FROM FRONT



A HOMELY DESIGN FOR
A THREE OR FOUR-BEDROOM
COTTAGE *The first floor being timber*

THE HOUSE WITH DORMERS.

It is not often one has rooms in the roof with dormers in Australia, as our climate is considered too hot, but with modern insulating material that is coming so rapidly on the market much of the heat will be dispersed by their heat-resisting quality. This is a homely cottage in the plain sense, without even a sheltering porch to the door. It looks bald and appears to belong to other countries and other days.

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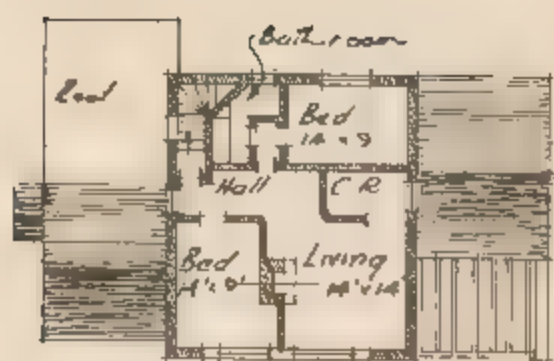
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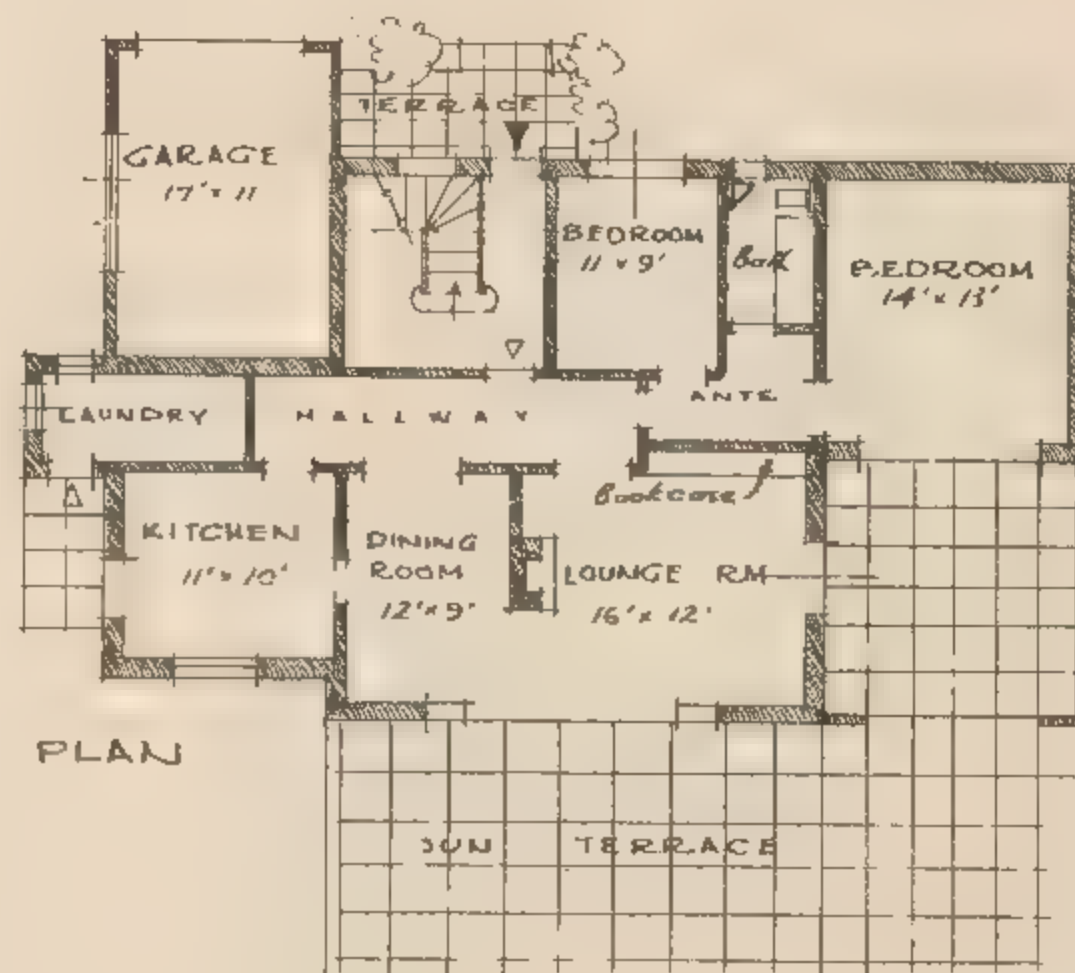


BIRD'S EYE VIEW FROM REAR GARDEN

A MODERN TWO UNIT SCHEME IN BRICK - SEASIDE or SUBURBAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

A ONE-HOUSE ENSEMBLE.

Though this is a modern two-unit scheme, its elevation would never suggest that it could serve other than one family. The entrance is from the side beneath the pergola downstairs where the front rooms are provided with wide windows from floor to ceiling giving an openness that suggests no great privacy but much enjoyment of views. The upstairs entrance is from the rear where two bedrooms, bath and living room with cooking recess provide all the necessary accommodation. Laundry is common to both and the garage could be used by either tenant.

No. 106

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Since the Bank's "Advances for Homes" Department commenced operations in 1914, it has made available to home-builders 41,000 advances, totalling £24,000,000.

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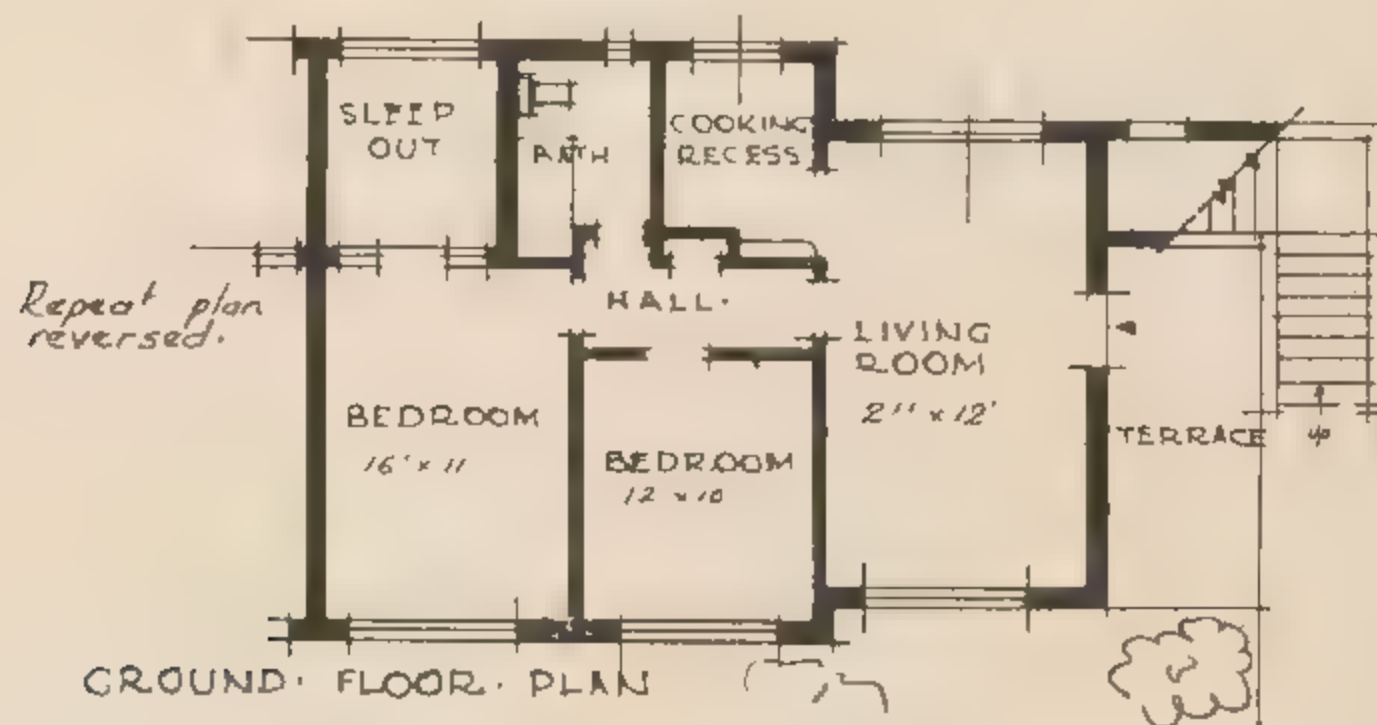
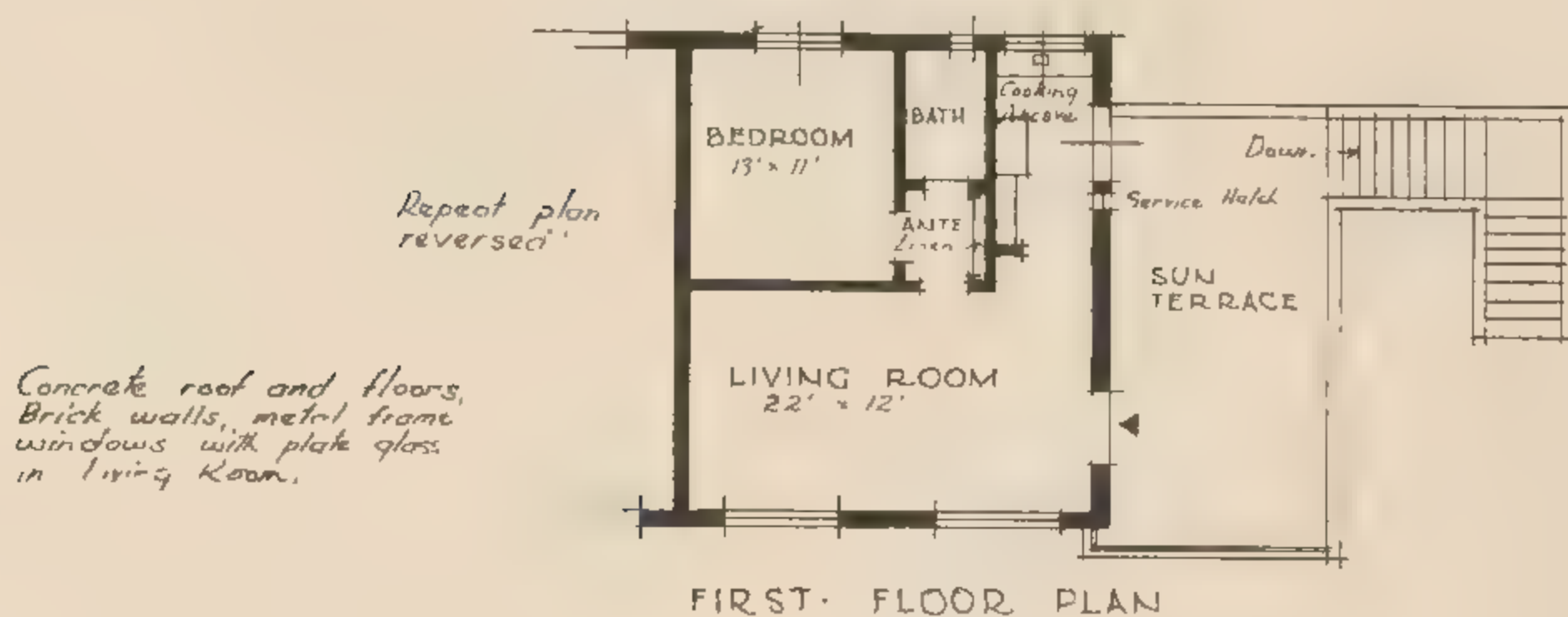
RURAL BANK OF NEW SOUTH WALES

Head Office: MARTIN PLACE, SYDNEY

Commissioners: C. R. McKerihan (President), H. Rogers, P. Kearns



PERSPECTIVE SKETCH



A. MODERN FOUR-UNIT SCHEME.
UNBURNABLE.

With concrete floors and roof, brick walls and metal framed windows one would feel quite safe in living under the same roof as three other families, no matter how careless they may be with their cigarettes. Here the rooms are given ample light from the wide windows. The lower plan has an extra bedroom, both has been given a very large living room and cooking recess more secluded than usual which is an advantage. The approach to the upper flats is by way of an outside stairway and across a sun terrace



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4, 8, 16 oz. and $\frac{1}{2}$ Gall tins.

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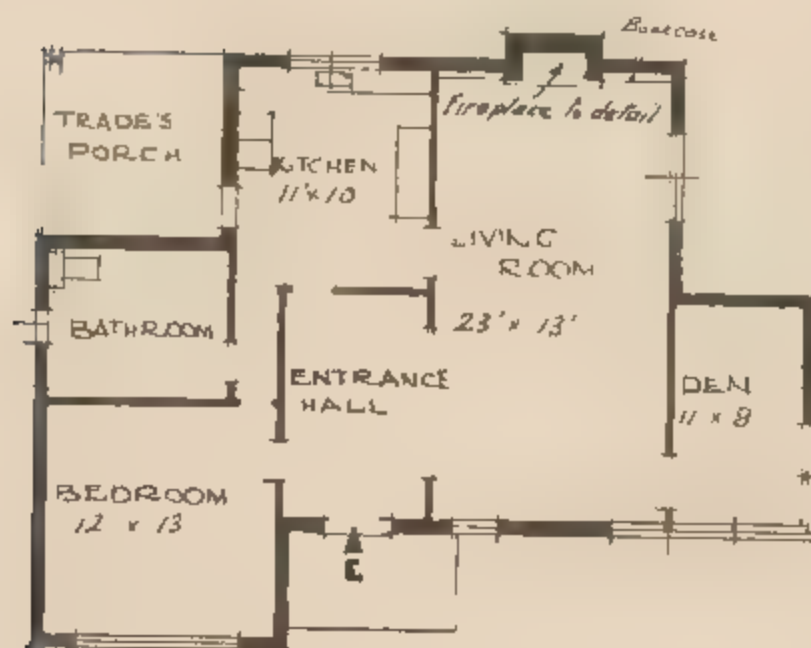
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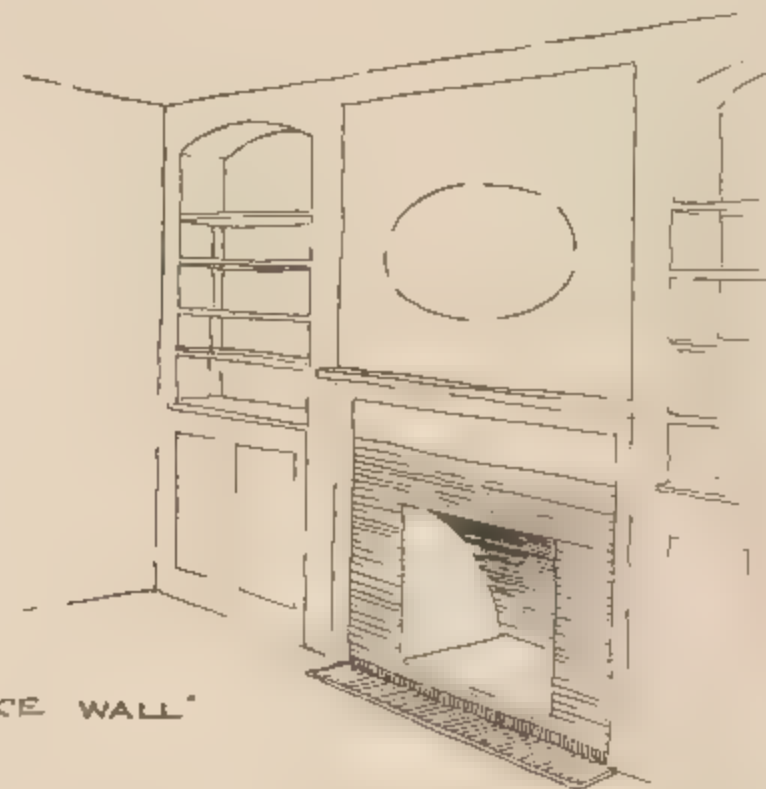
SHOWING THE SIMPLICITY OF 'ELEVATIONAL DESIGN

A "ONE BEDROOM" UNIT

*The Den may be used as a small
Bedroom.
An extra Bedroom could also be added
in place of the Trades' Porch.*



GROUND FLOOR PLAN



DETAIL OF "FIREPLACE WALL"

A HOME FOR A MARRIED COUPLE.

Where one has been accustomed to entertaining, it is irksome to move into a small home, wherein the proverbial cat could not be swung. In this design the entrance hall and living room combined provide a spaciousness rarely met in a home of these overall dimensions. The Den is nicely situated. The kitchen and bathroom are large enough. One notices the absence of cupboard space in the bedroom. The elevation is restful and dignified and would gladden the heart of many a young bride in her "house-proud" stages of life. It is a very desirable thing to find or give people reason to be proud of their little homes.

No. 108



ADVICE— FROM A HOME-PLANNING COMMITTEE (OF TWO)

"We chose our home design with such care and planned every detail with such thought for our comfort and happiness . . . it was natural for us to make sure the best paint was used to keep it lovely for us. We specified 'B.A.L.M.' Paint."

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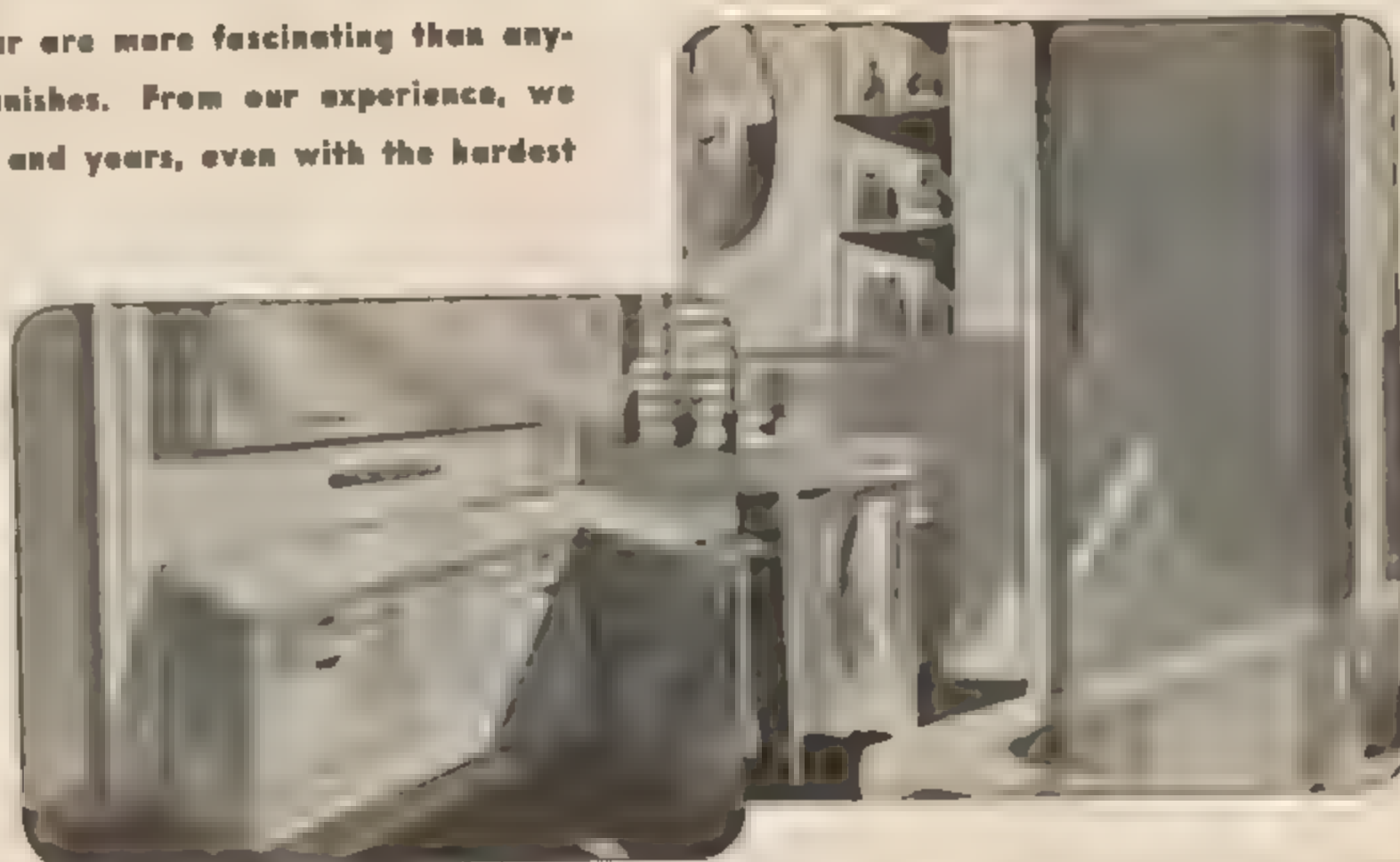
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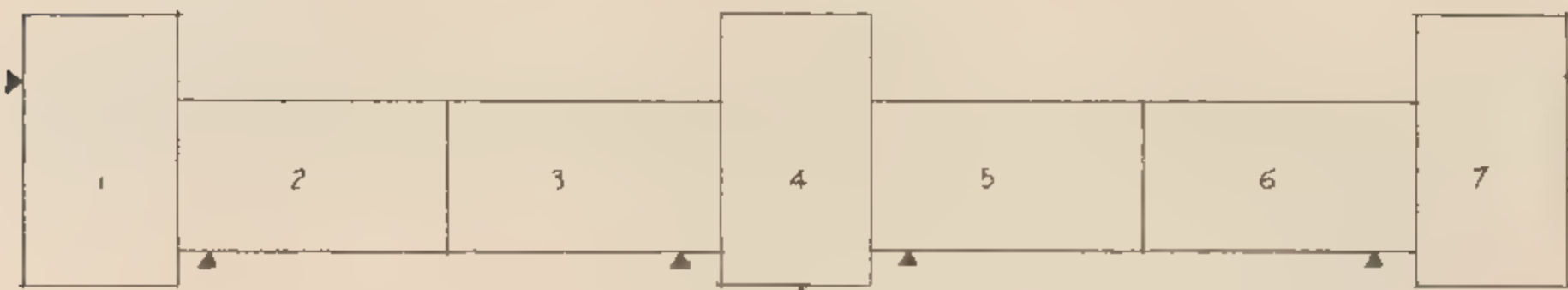
Owing to National Security Regulations (which are expected to be removed as soon as conditions allow) B.A.L.M. Paint is available for "essential" work in quantities permitted, quality only and "black" only, until further notice.



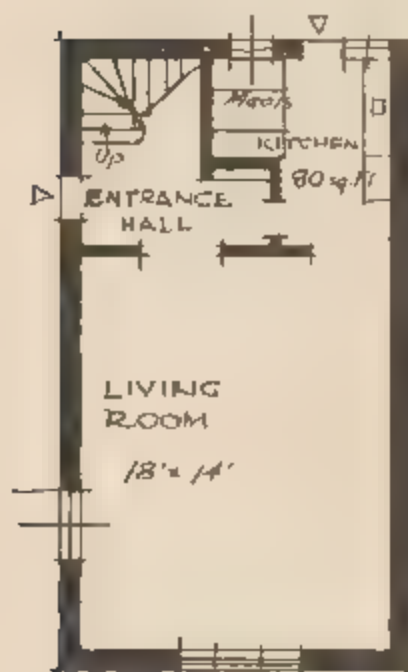
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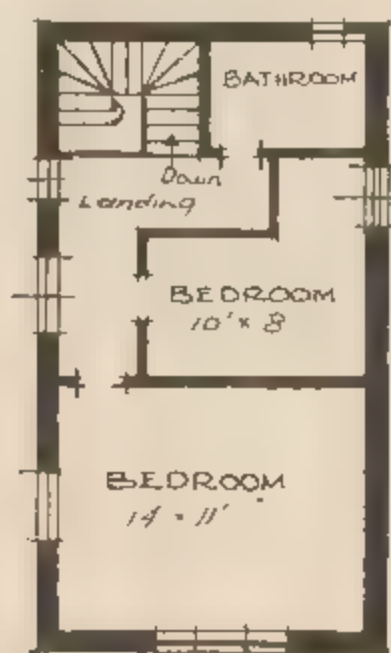
V I E W · O F · F R O N T · F R O M · M A I N · S T R E E T ·



A R R A N G E M E N T · O F · " U N I T S " · F O R · S K E T C H · A B O V E ·



G R O U N D · F L O O R



F I R S T · F L O O R

P L A N S · O F · U N I T S · I N ·
A B O V E · S U G G E S T I O N ·

H O U S I N G · F O R · S E V E N ·
S M A L L · F A M I L I E S · W I T H ·
A L L · M O D E R N · C O N V E N I E N C E S ·

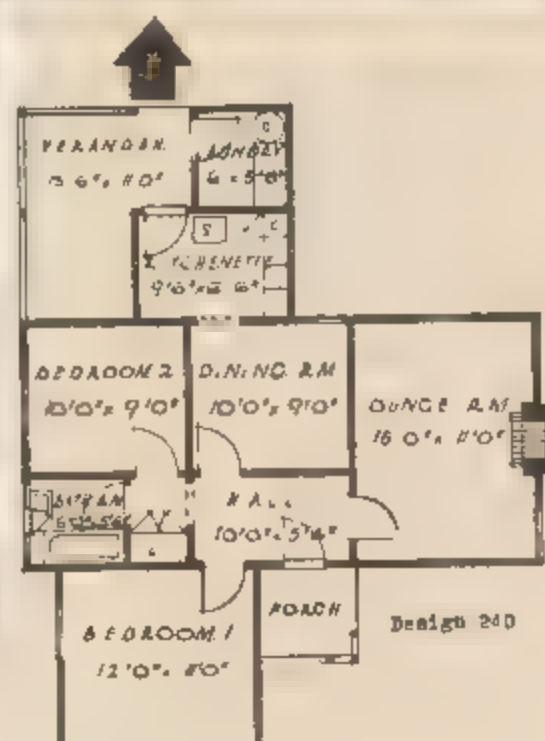
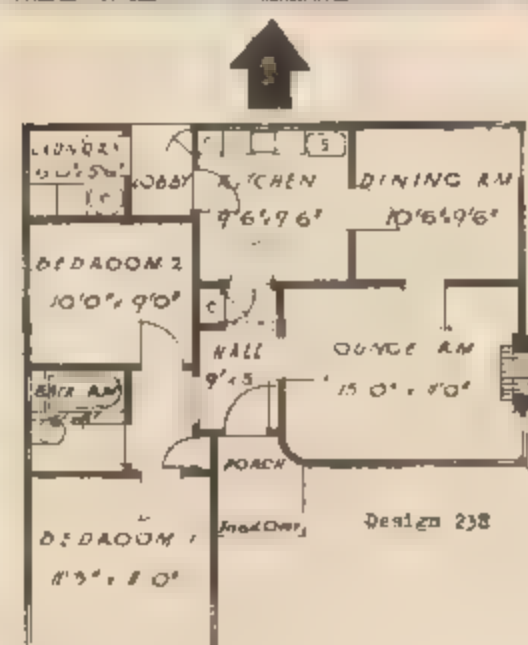
*Communal playing grounds for
children also provided*

A TERRACE TREATMENT.

This is obviously designed for the more crowded areas of the city, where land is too valuable to give up too much in the way of garden, or even yard, and the only way by which a decent-sized drying yard or playground can be enjoyed is by each dwelling surrendering the little bit of land available for this purpose and sharing one or two larger yards between them. There is not much to recommend such a scheme, nor, indeed, is there much in favour of the terrace, except that it meets the urgent need of people whose calling makes it necessary that they live near their work, and pay a small rent for homes built on very valuable sites. Streets full of such dwellings would seem very monotonous, but, at least the occupants could live in moderate comfort and privacy, always provided there was someone to see that the homes were limited to families of four people each. A certain amount of relief is afforded the facade by the bays in the centre and at either end, and the window boxes upstairs, which we trust would receive the care and attention desired.

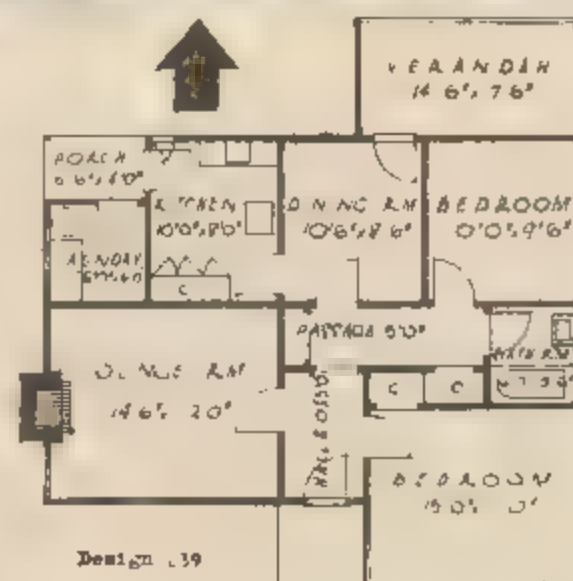
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A recent Gallup Poll survey in Australia indicates that one in every twenty persons interviewed mentioned larger rooms as their "first wants" in the home they plan to own. A Wunderlich "Durabestos" (asbestos-cement) home enables one to have larger rooms, at no extra outlay because you build at lower cost. In fact you can extend your home economically, if the need arises for extra bedrooms.

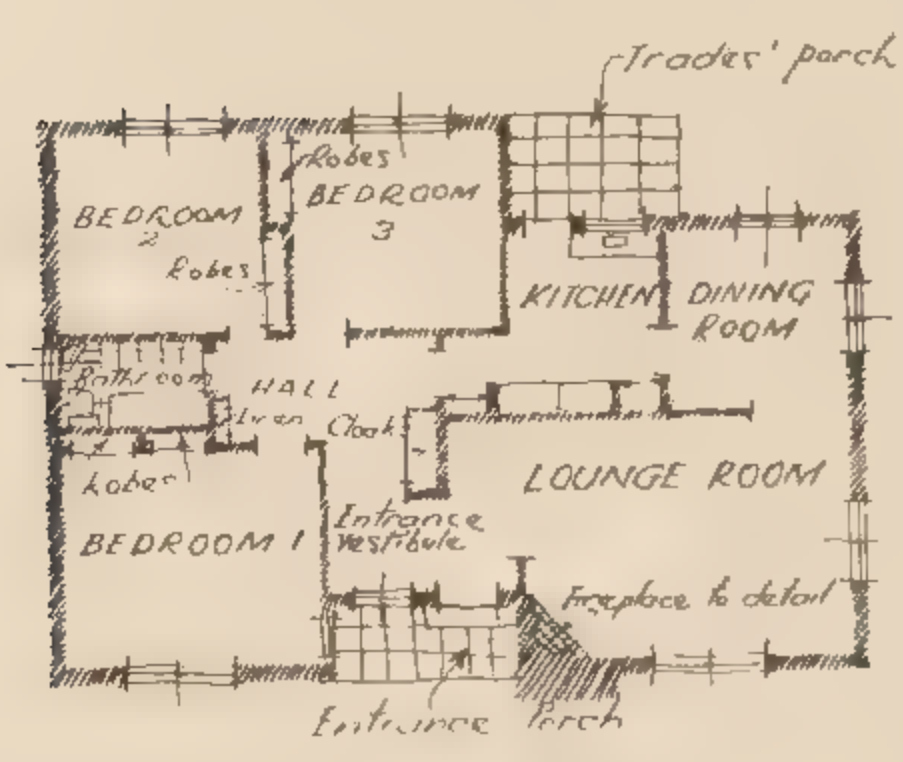
The pre-war "Durabestos" homes—illustrated above—indicate that attractiveness and spaciousness—at low cost—are harmoniously allied.

Wunderlich "DURABESTOS" HOMES



PERSPECTIVE SKETCH

A HOME WITH COMFORT
AND DIGNITY. 3 BEDROOMS.



GROUND FLOOR PLAN

BRICK WALLS, TILED ROOF
AREA : 1450 SQ. FT

DETAIL OF DINING
ROOM CORNER.



WITH SOLIDITY AND REFINEMENT.

For the man who thinks a home ought to reflect something of the inmates personal character this house with its straightforward appearance of solidity and worth should have a strong appeal. The interior planning is just as successful. The Lounge, already a fair-sized room, is afforded a greater feeling of spaciousness by being placed en suite with the entrance and Dining Room. There are three fair-sized bedrooms grouped nicely round the bathroom and conveniently isolated from the living quarters. All space is used to the very best advantage. The designer has provided for built-in wardrobes, linen and cloak cupboards. The home should be a comfortable house for two grown-ups and four children, and at 1/- per cubic foot should be erected for little more than £1000.

No. 110

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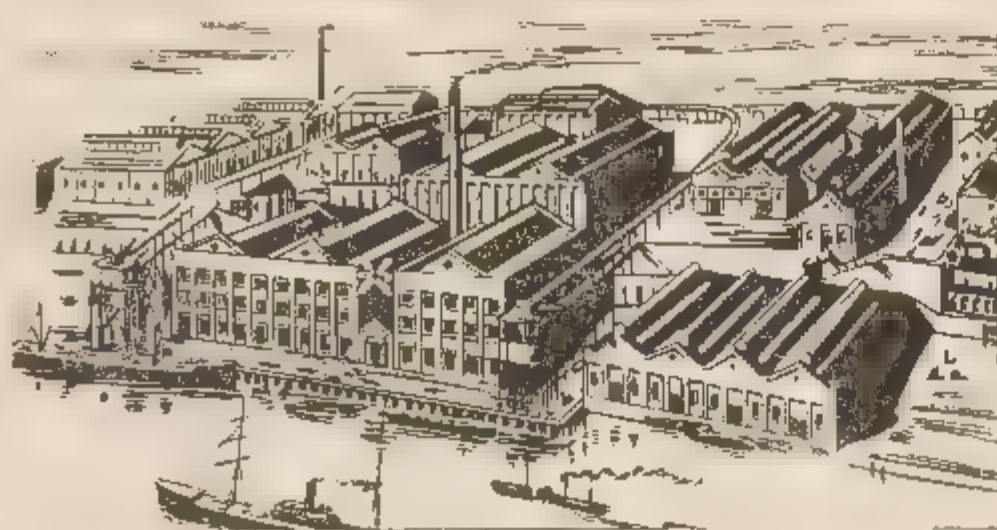
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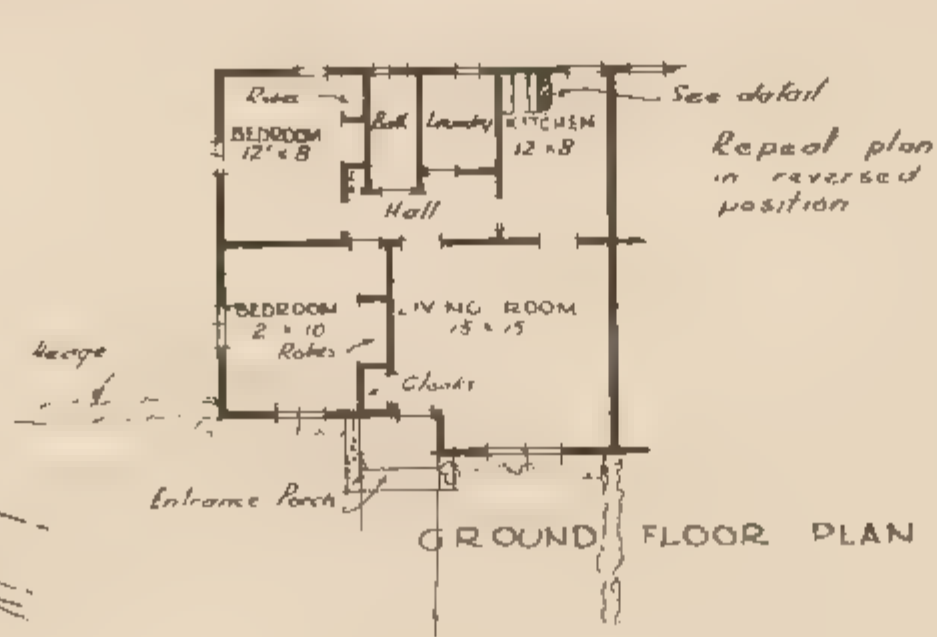


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ELEVATION FROM FRONT GARDEN



KITCHEN DETAIL

Suggestion for a simple dining nook well constructed in timber finished in bright color paint to harmonize with the remainder of the kitchen

A DESIGN FOR A PRE-FABRICATED SEMI-DETACHED PAIR. The plan and elevation being also suitable for a small workman's cottage.

No. III

A CHARMING COTTAGE DESIGN.

Nestling close to the ground, surrounded by garden and all the attributes of home, this cottage with wide vertical boarding, the shuttered windows and the entrance nicely emphasised, would meet with general approval. The plan provides for two bedrooms, bathroom, kitchen, laundry and large living room. There is no fireplace. The little 4-person angle in the kitchen is detailed and shows an extra space raised in the centre of the table for further plate accommodation. Also there is a recess behind the seats to place such things as books or other devices which one might use at this table, when not actually dining there.



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Suitable for Suburban Homes as well
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Gives Entrance Halls that distinctive
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Saves Floor Coverings.

"T. & O" PARQUETRY not only preserves its rich effect permanently but mellows and improves with age. It is durable and economical, costing little more than good linoleum, and is essential in the modern home. Its smooth surface cannot harbour dust and germs.

Floors laid to any specification.

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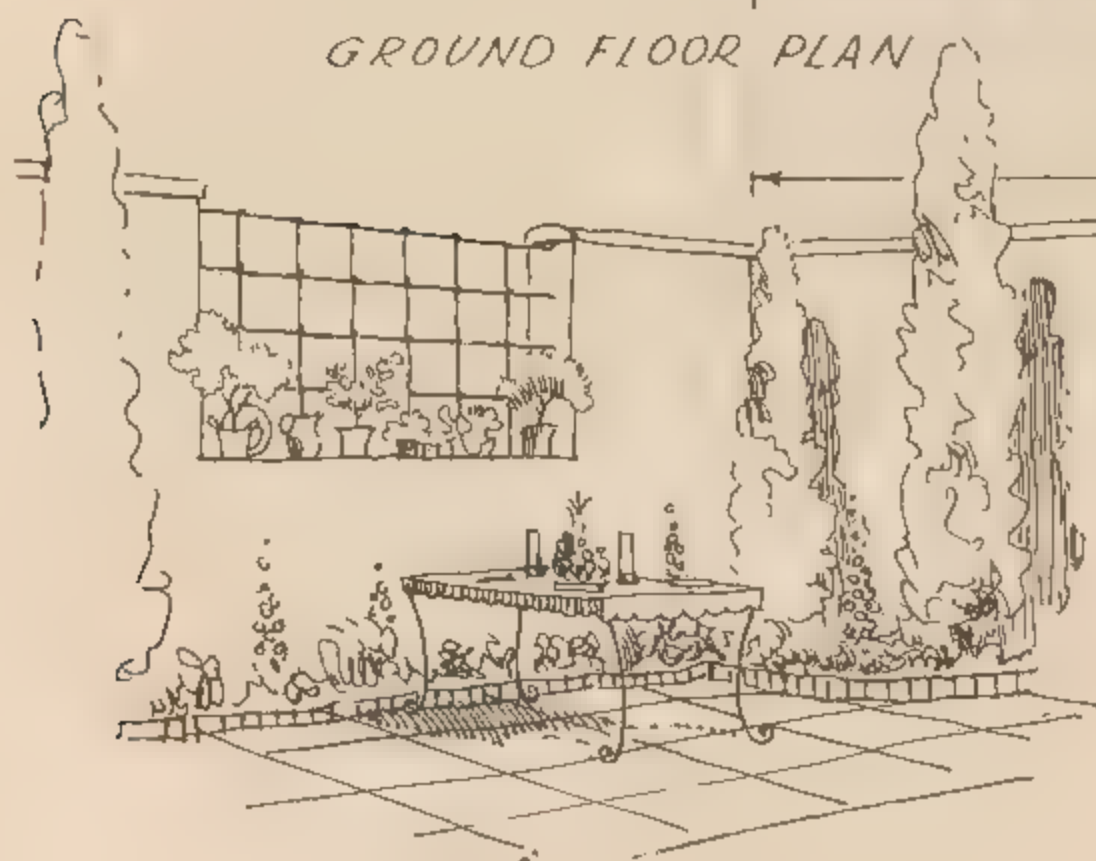
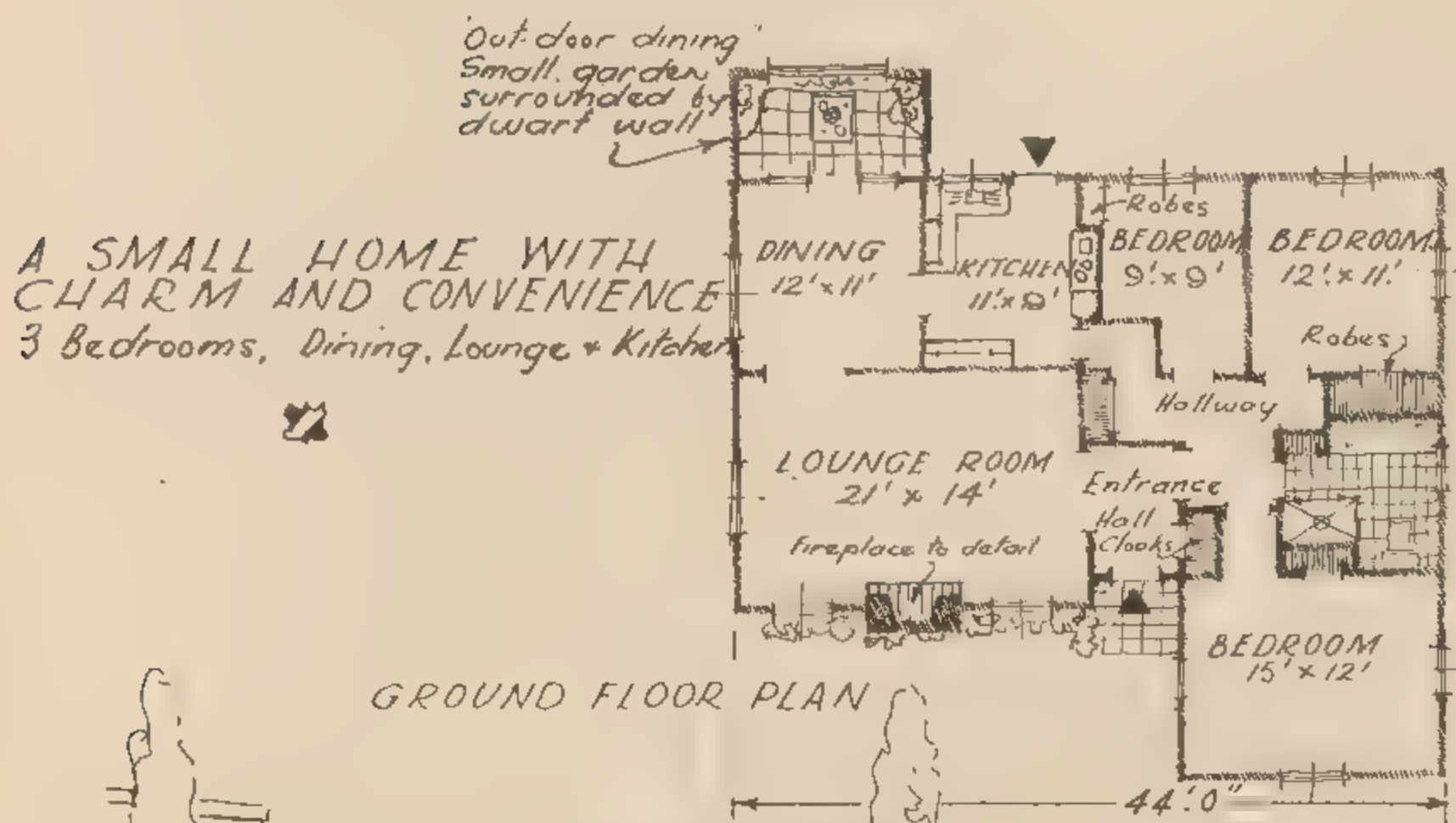
GARDENER'S ROAD, — — MASCOT

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WHILE WAR IS ON TIMBER SUPPLIES FOR
CIVIL REQUIREMENTS ARE SEVERELY LIMITED



P E R S P E C T I V E S K E T C H
from front garden



DETAIL SKETCH OF
"OUT-DOOR-DINING"
Small iron table and chairs.
6'6" wall enclosure, paved
floor, small garden plot.

WELL PLANNED AND INVITING.

The timber house has a character all its own, and its possibilities have not been altogether successfully exploited in Australia, at least not in the suburbs, where most examples to date have been ordinary in design and drab in colour, and on small, congested blocks, they often look out of place and overpowered by nearby structures of brick, stone, or concrete. Nevertheless on a generous block, with trees round it, nothing can look more inviting than a well-built timber house. The one illustrated is exceedingly well planned, and we think it might look very much better in actual construction than it does in black and white, especially if it were given the dignity of a base. The outside dining terrace is an alluring feature but the concrete wall shown, while really charming, is not quite in harmony with the timber structure. The wall between the hallway and the entrance hall, if removed, would provide the hallway with sufficient lighting, which is lacking as planned.

GOOD INTERIORS DEPEND ON PLASTER



Architectural Character expressed with Plaster.

New homes after the war will feature interiors that are smart and decorative and yet easy for the housewife to clean. Such interiors will result if Plaster finished walls and ceilings are specified by your Architect or Builder

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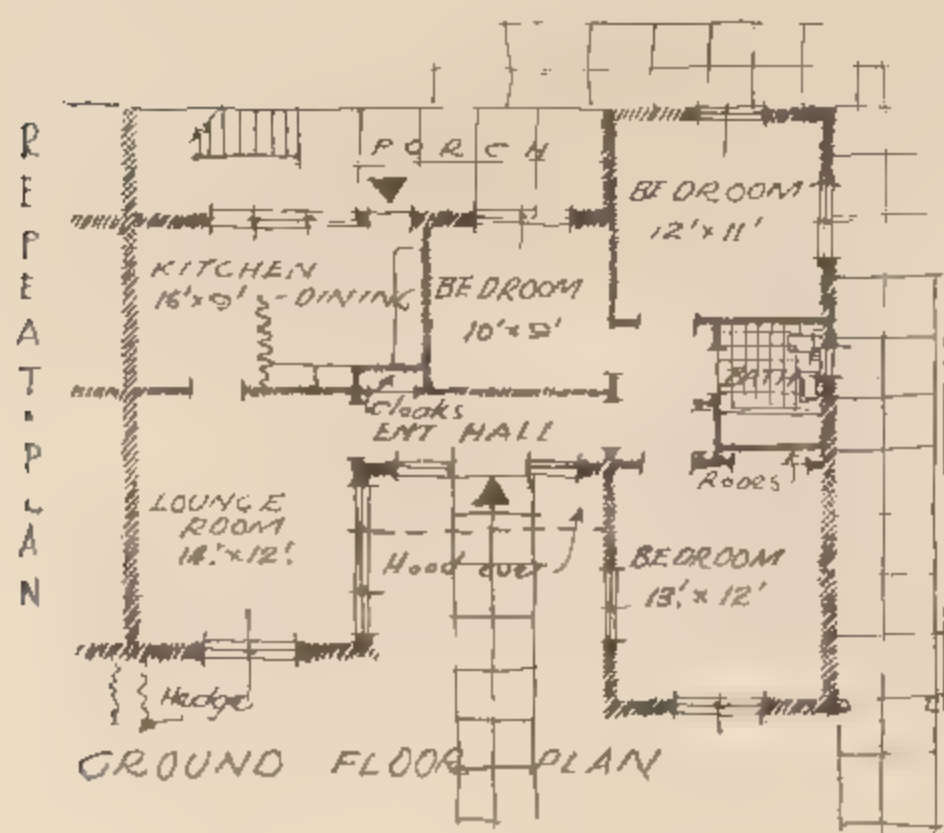
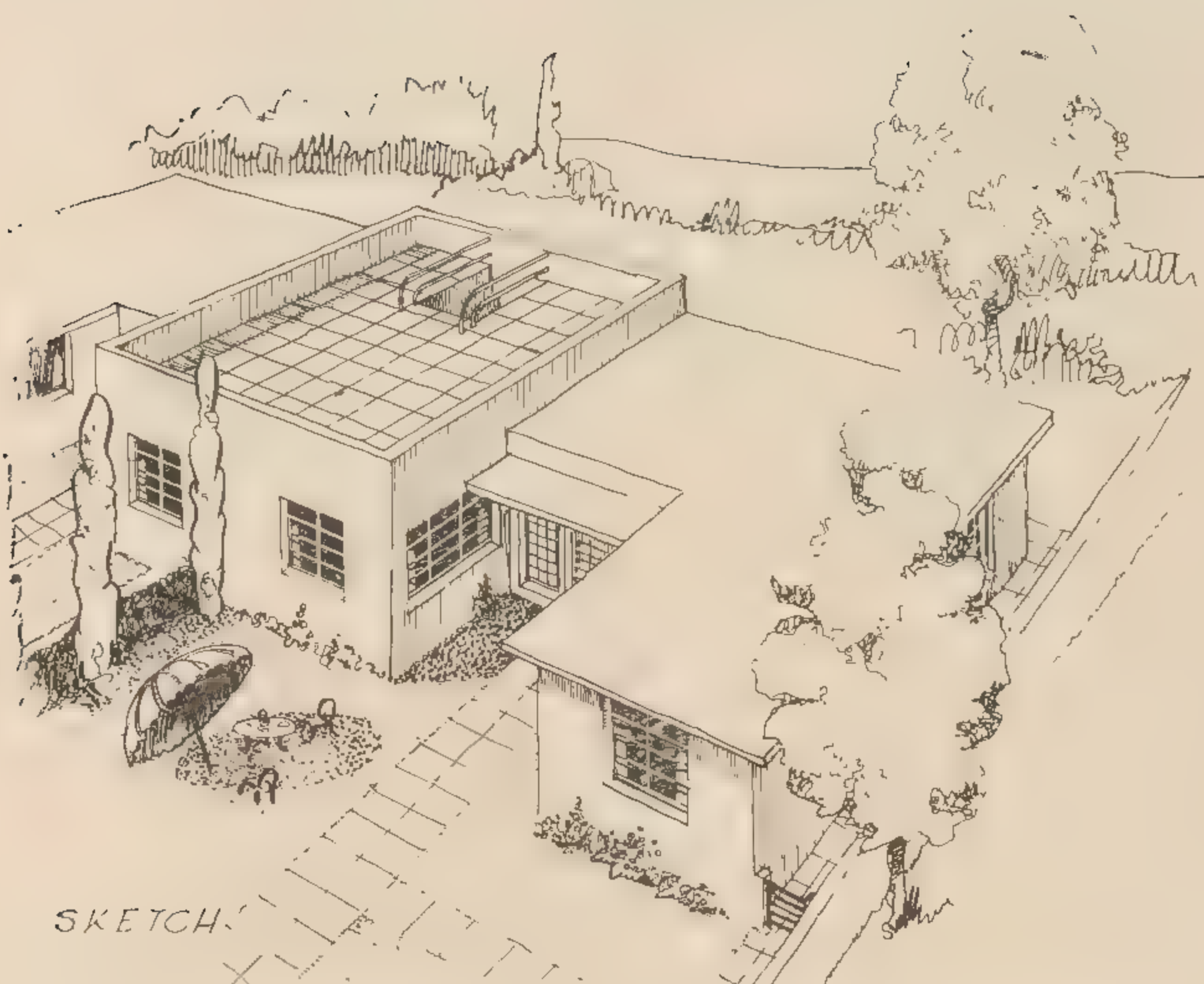
BW 4683

BRISBANE

B 3806.

NEWCASTLE

B 1040.



The roof garden may be communal, or belong to either unit

A SEMI-DETACHED PAIR IN CONCRETE.

DISTINCTIVE AND EXCLUSIVE.

It is not the easiest thing in the world to vary the planning of four rooms and kitchen, and make each new arrangement pleasing and comfortable besides being sufficiently different from its neighbour to convince the tenant that it reflects his own difference of temperament, and yet that is the mission of the domestic architect, so, our own designer has not done so badly in this regard. Take the above example, the perspective of which shows a little over half of a semi-detached pair. If both tenants are gardeners they may share the grounds and roof garden between them, but, if one family is not socially inclined he can have the exclusive use of the roof garden, and leave the care of the grounds to the more horticulturally inclined. The arrangement of the rooms is all that could be desired. The appearance is modern and distinctive.

No. 113



SMALL HOUSE WITH PRO VISION FOR EXPANSION.

"Love at first sight" is a phenomenon that happens to householders with respect to a house just as often as it does to young men with respect to pretty maidens. This expandable cottage is a good reason for believing in its essential soundness. A sunny terrace, picket fence, stubby chimney, generous windows and picturesque roof—they're all there in irresistibly right proportions. The interior is just as truly a fulfilment of expectations as the outside. There's a vestibule, a cosy dining room, a bright convenient kitchen and a breakfast nook. The living room is commodious and airy with 4 windows and 4 doors ushering in currents of air, as well as the big open fireplace to provide an up-draft. Upstairs one could have the choice of one large bedroom and bath, with a roomy storage area; or two medium sized bedrooms with bath. If and when the family needs more room, the wing shown on the left can be added. This contains two additional bedrooms with ample closets and another bath. The arrangement here is good, having both privacy and convenience.

—From "Building in Canada"

TIMBER AT WAR

Into huge docks—ships—fabricated huts—warehouses—hospital units and smaller items such as tent floors—timber is in action on every front.

We are proud to have done our share and look forward to peace when the resources we have built up will be concentrated in giving satisfaction to the home makers of the future.

For everything in timber specify the TM brand.

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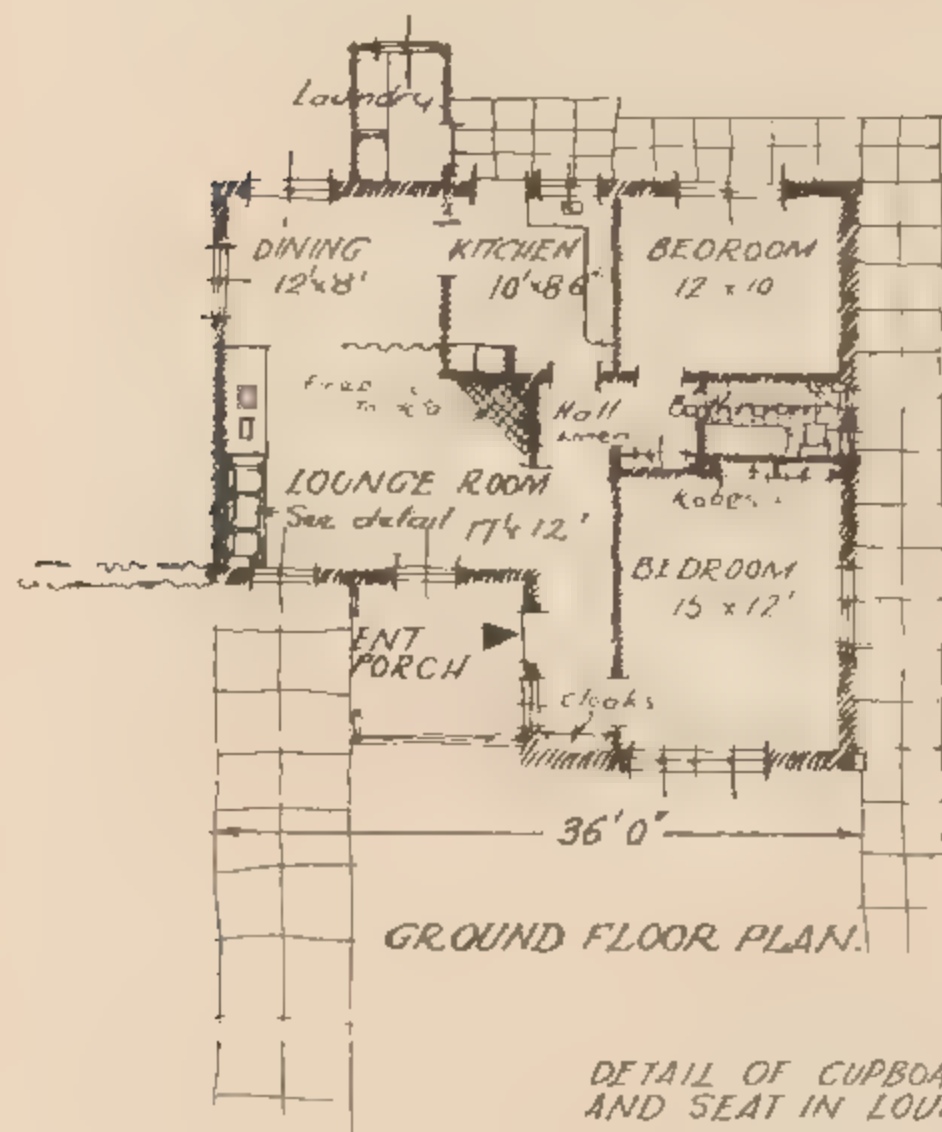
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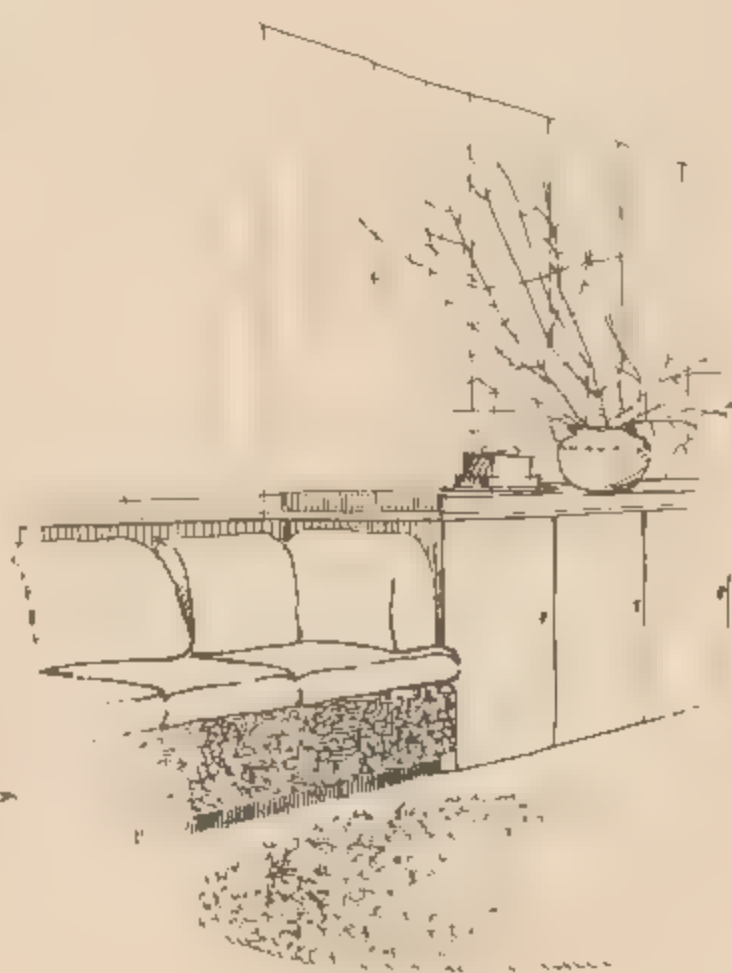


PERSPECTIVE SKETCH

A TWO-BEDROOM HOME DESIGNED ALONG SIMPLE LINES.

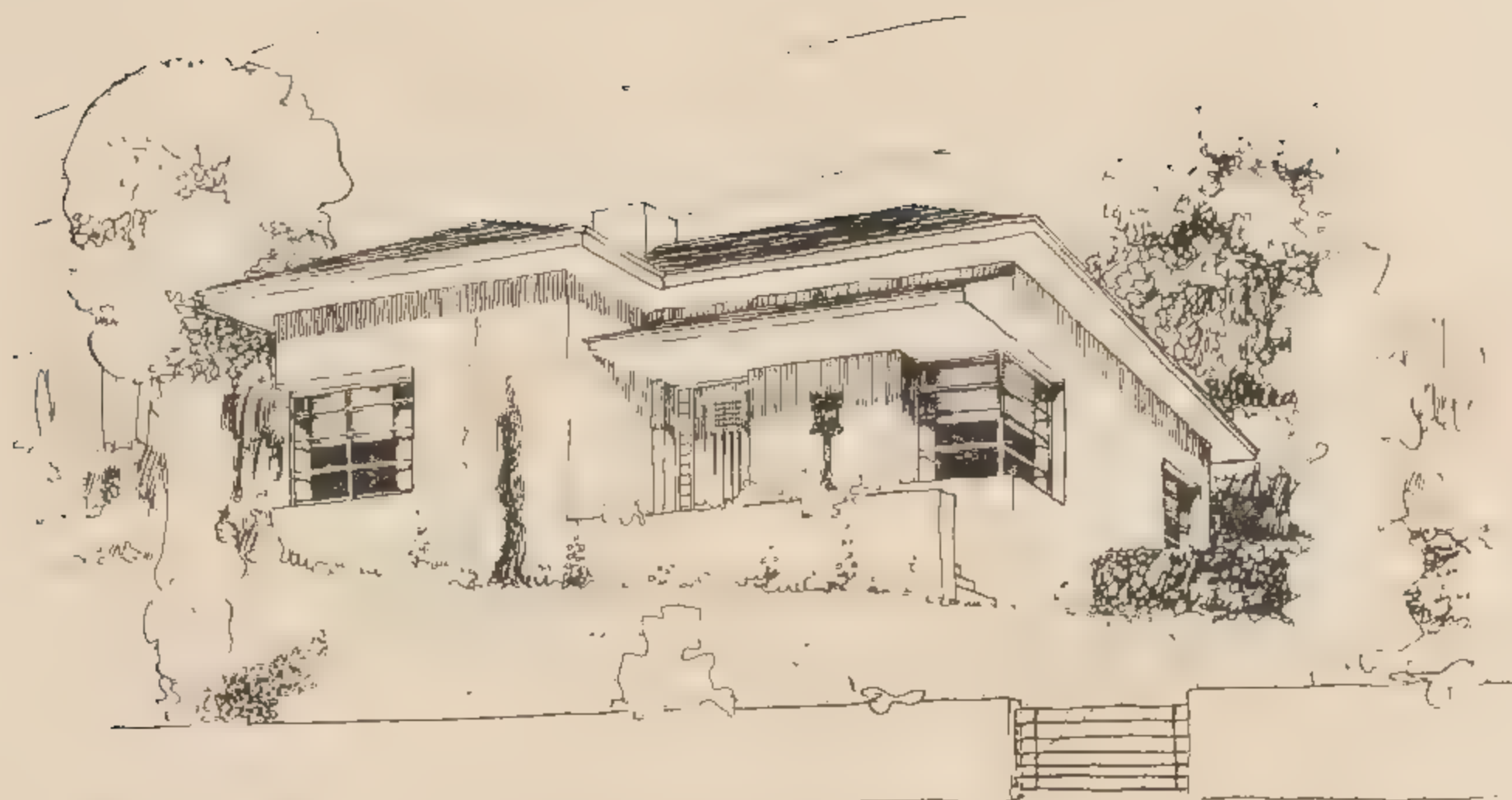


DETAIL OF CUPBOARDS
AND SEAT IN LOUNGE

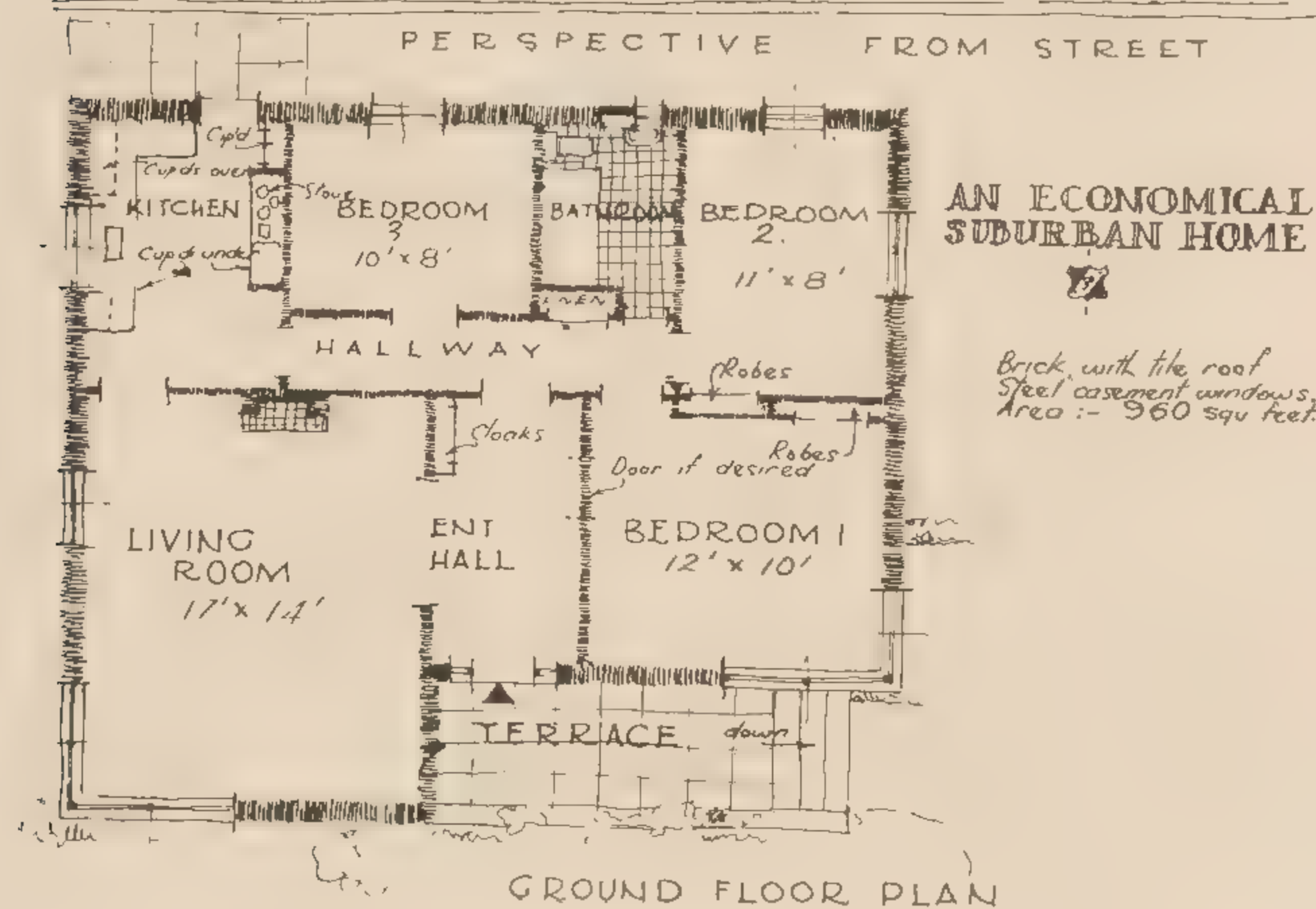


FOR AN AVERAGE STANDARD OF LIVING.

For the first years after the war it is probable that the greatest demand will be for the two-bedroom homes, for apart from the family being small, the urge will be for simple house work and entertainment outside the home, since some sort of rationing is sure to continue for some time, and only those in the cooler parts of the Australian States will want to entertain much in their own homes. Under these circumstances homes like that above will meet the requirements of a large section, and is all that is desired to preserve a very fair standard of living. The house could be placed on quite a small block (though in our opinion building blocks should not be less than 60ft. frontage outside the city area). The planning is well up to standard.



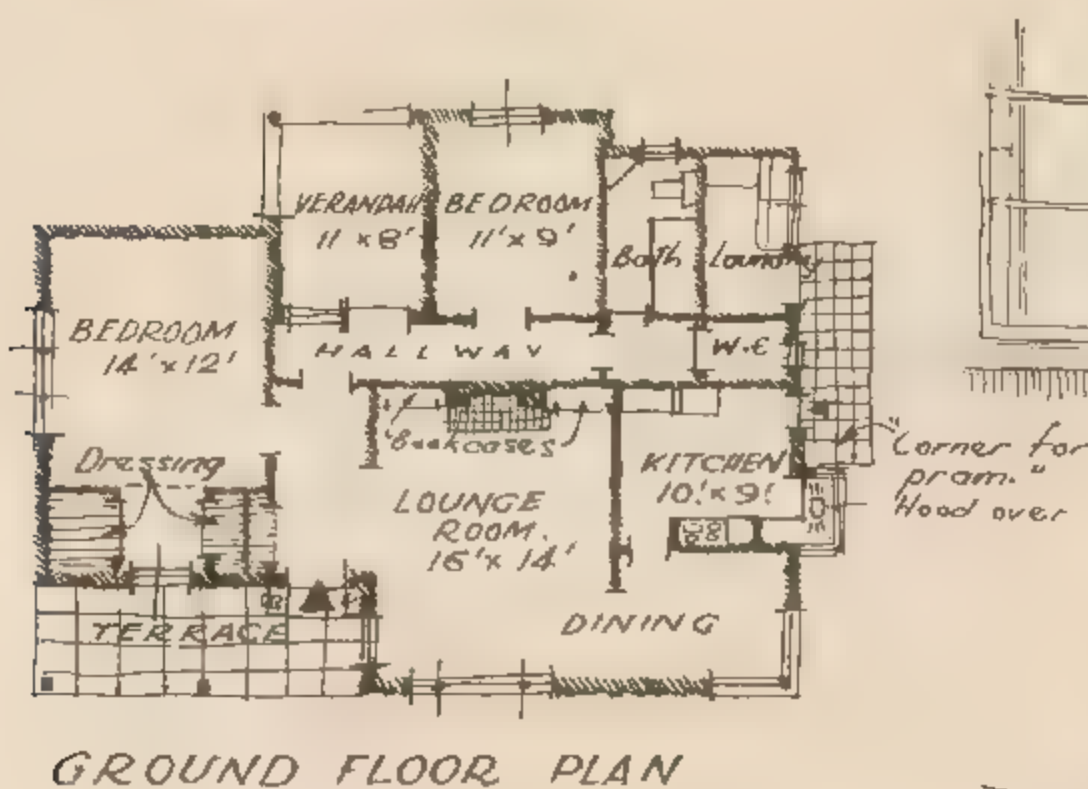
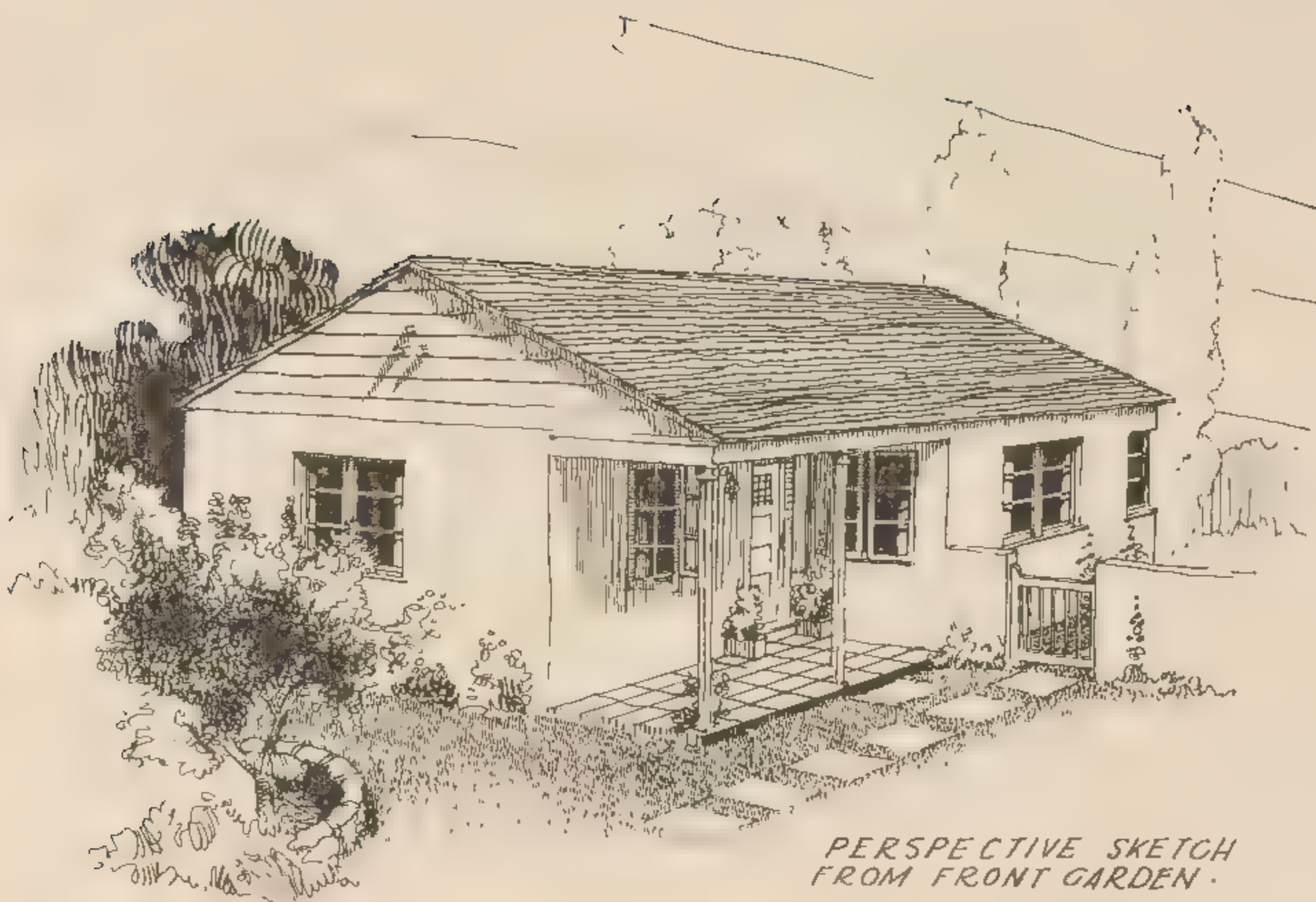
PERSPECTIVE FROM STREET



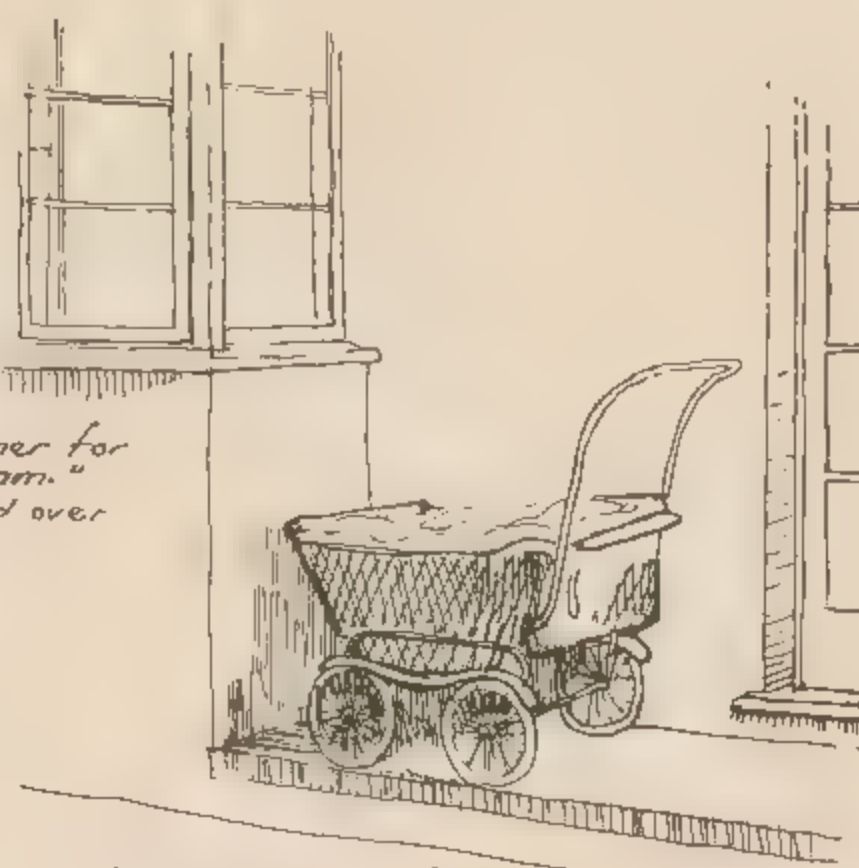
PARTICULARLY NEAT.

We here have a five-roomed cottage of particularly neat appearance which should meet the requirements of most modest families. It is designed in brick with a tile roof and is fitted with steel casement windows. The plan provides a nice comfortable home that would seem like a haven of peace to many at present unable to find a suitable home. It is doubtful if the best position has been afforded the electric stove—just in front of the back door, but in actual fitting I dare say a less exposed place could be found for it. The housewife's eyes would glisten with joy at the wealth of cupboard space provided.

No. 115



A "HAPPINESS-HOME"
FOR POST-WAR AUSTRALIA



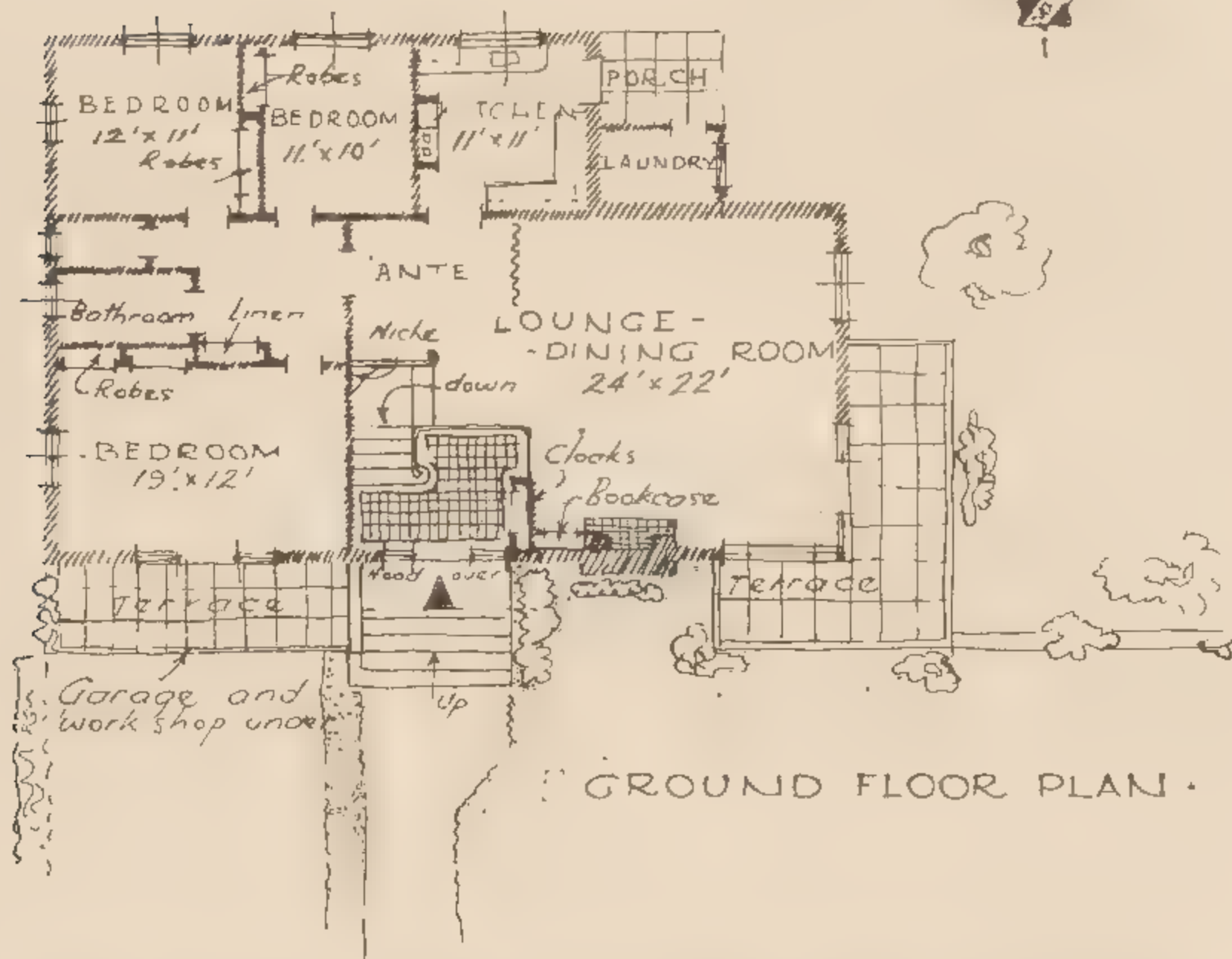
UNPRETENTIOUS BUT FULL OF CHARM.

This is not a pretentious place, but, no doubt, many young couples would be delighted to start life together in just such a cottage, and look back in after life with fond memories for "that little place where young Jimmy was born." It has little touches which would make it very lovable in the right hands. Note the possibilities of opening the front door and catching a glimpse, through the hall window, of the trees and flowering shrubs of the garden just beyond the nicely placed verandah at the rear, or being in the front bedroom with the door open watching the sunlight playing on the curtains of the Lounge and Dining-nook windows or even brightening up a nicely set breakfast table. The pram nest is an idea which could be developed

No. 116



PERSPECTIVE SKETCH



GROUND FLOOR PLAN.

A MODERN HOME FOR A 65' BLOCK.

A PLEASANTLY ELEVATED HOME.

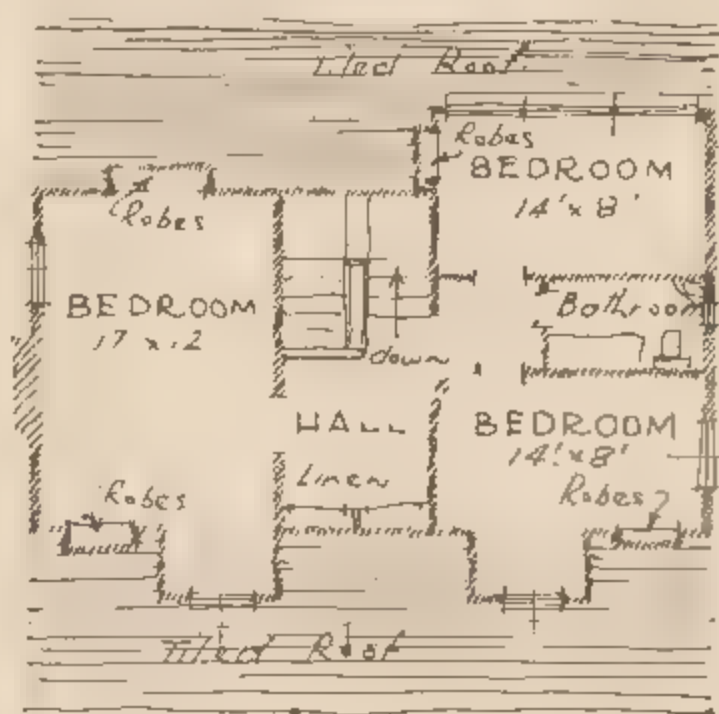
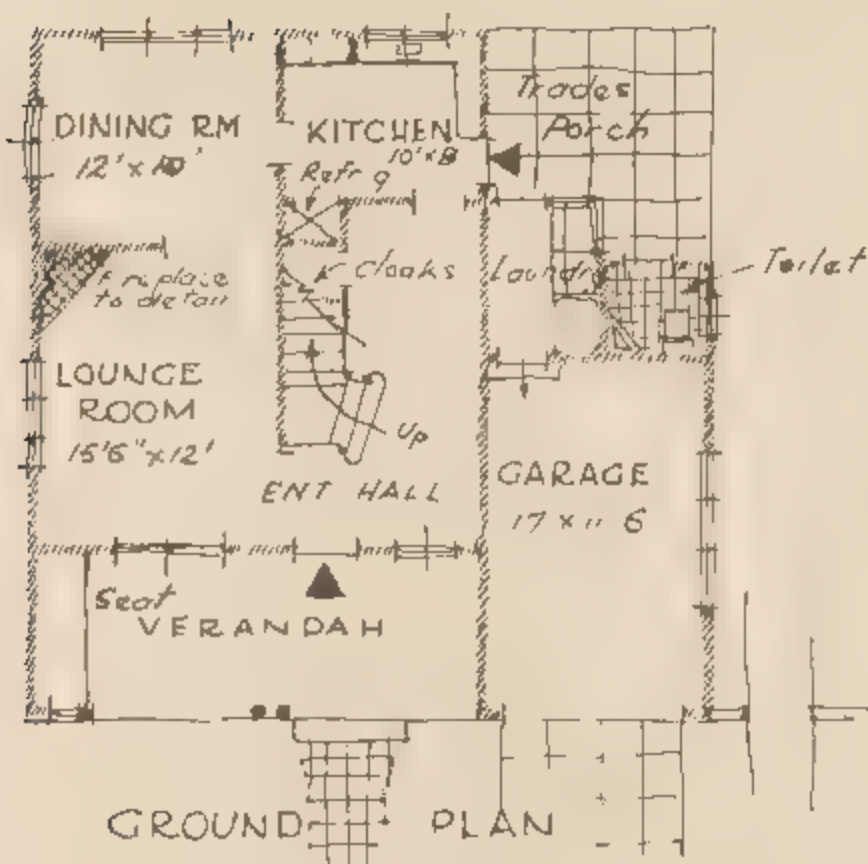
Here is a nicely planned modern home, where the fall of the land is taken advantage of to afford some added dignity to the facade as well as to provide room for the family car, and a pleasantly elevated sun-terrace off the main bedroom. A short flight of seven steps ascends from the entrance to the Lounge-Dining Room, where, no doubt, the stair-rail makes a decorative feature one end, besides being an ornament to the entrance itself. On cold nights the stairway and the entrances to the kitchen and the sleeping quarters may be screened off by folding doors. On warm sunny days this room would be equally attractive as it has wide corner windows, and a French door opening on to attractive sun-terrace. There would be room under the latter for a tool shed, work-shop and fuel store, if required. There is every facility for all home comforts.

No. 117



P E R S P E C T I V E S K E T C H

A SMALL WORKMAN'S HOME

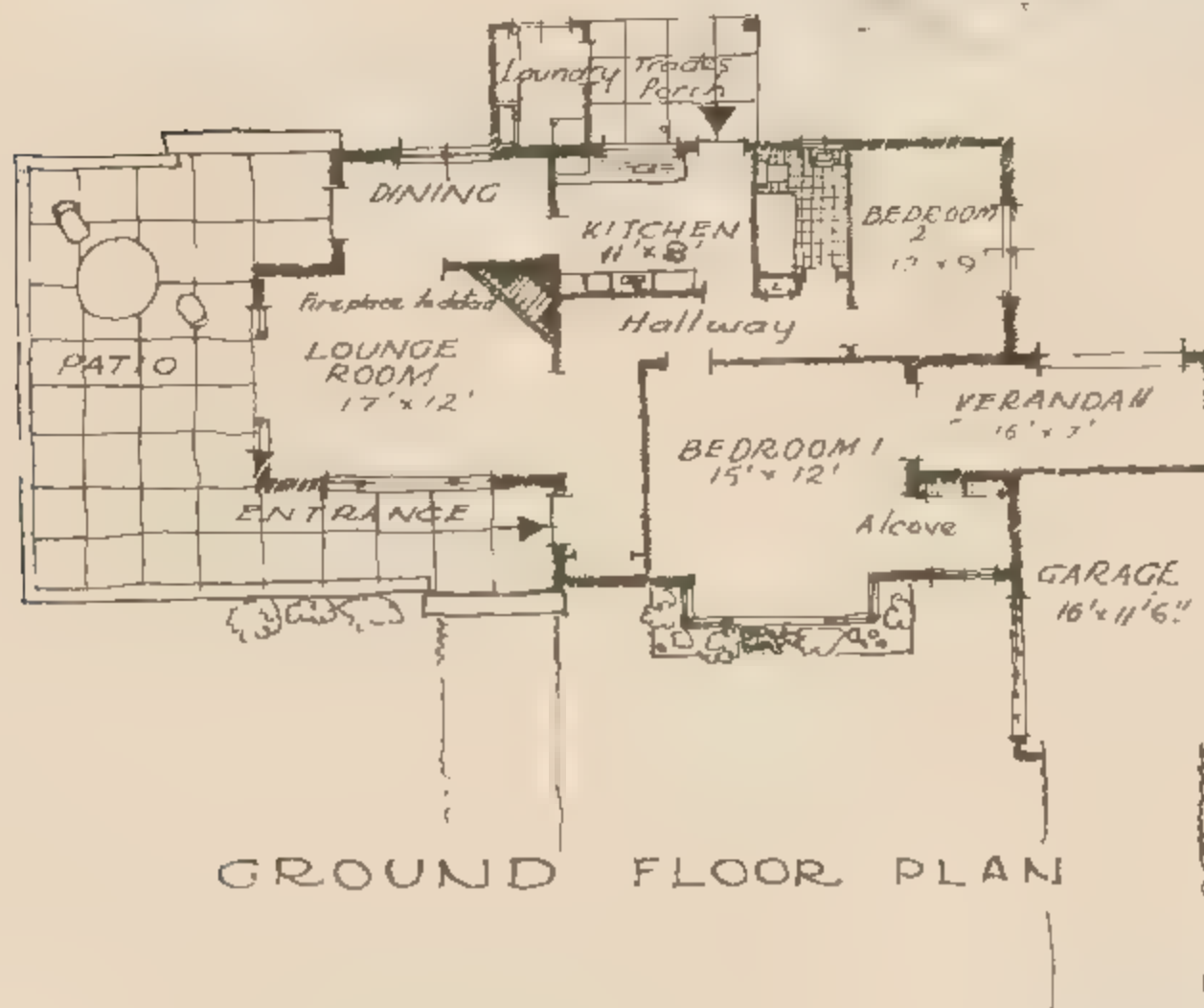


THE OLD-FASHIONED HOME

This neat little place with its bedrooms in the roof lighted by dormer windows may appeal to many who would hesitate to take a house in a more modern style of design. Although we allude to it as small, it could in fact comfortably house a man and wife with four children—not to mention a car. The planning is excellent, and it is so compact that everything is under one roof with very little waste space. The planning has more than average possibilities even for a home of greater importance for its interior gives scope for some happy vistas and interior effects, and allowance has been made for all modern conveniences and comforts, even to a refrigerator, built-in wardrobes, cupboards, and an extra outside toilet, useful for a workman who is probably seldom in the house, except to sleep and eat.



PERSPECTIVE SKETCH
FROM THE GARDEN.



GROUND FLOOR PLAN

*Designed mainly for
a wide allotment,
not necessarily com-
manding a view.
A third bedroom could
be added, if desired,
instead of the small
verandah.*

A HOME WITH TWO BEDROOMS AND VERANDAH. "OUT-DOOR-DINING"

CATERING FOR OUT-DOOR DINING.

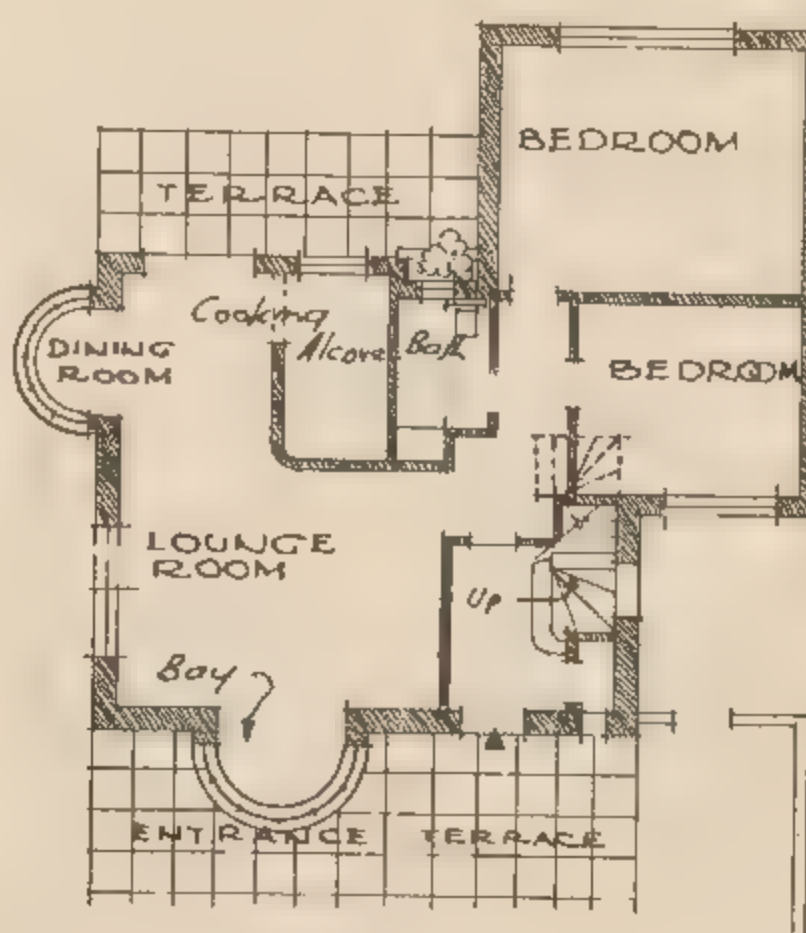
This home is well above the average class of five-roomed house, both in planning and general appearance, and it has one rather uncommon feature that we feel is really worthy of special commendation—the walled-in Patio, which serves as a sun-trap in which to relax, to work or study, or on which to enjoy an alfresco meal in semi-privacy and protection from swirling eddies of wind, on rough days. This feature can also serve as a pleasant place for the importunate caller to wait till it is convenient to interview him. The designer suggests a third bedroom might be built instead of the verandah, but, access could only be obtained through another bedroom, which is not very satisfactory. By using Bedroom 2 in conjunction with the verandah two persons could be accommodated in a room only big enough for one. The somewhat isolated fireplace would not be very cosy to sit round unless the sliding doors between—the hall and the dining room—were closed. Luckily the winters in this country are not very long or very severe.

No. 119



PERSPECTIVE SKETCH FROM GARDEN

CONSTRUCTION OUTLINE
 Walls concrete or Brickwork
 Roof flat concrete
 Windows metal with plate glass



GROUND FLOOR PLAN.
 Repeat on first floor

A MODERN TWO FLAT SCHEME FOR TWO WORKERS

UP-TO-THE-MINUTE STYLE.

After the war, when brick, concrete and metal can again be used for homes, a building like this should meet with much popularity. It provides two curved windows, for which there is such a craze just now, as well as ample window space everywhere. There are terraces, a balconette, cooking alcove and every other convenience. The stairs are cramped and might even be dangerous with so many winders. The concrete garden wall is "all one" with the house walls.

No. 120

HOME



THE WORLD'S MIGHTIEST WORD

...BUILT OF THE WORLD'S LOWLIEST THINGS



FRAIL SEEDLINGS THAT GROW TO MASSIVE TIMBERS



HUMBLE CLAY THAT TURNS TO STEADFAST BRICK



TINY LINSEED, THE BASIS OF YOUR HOME'S PROTECTIVE

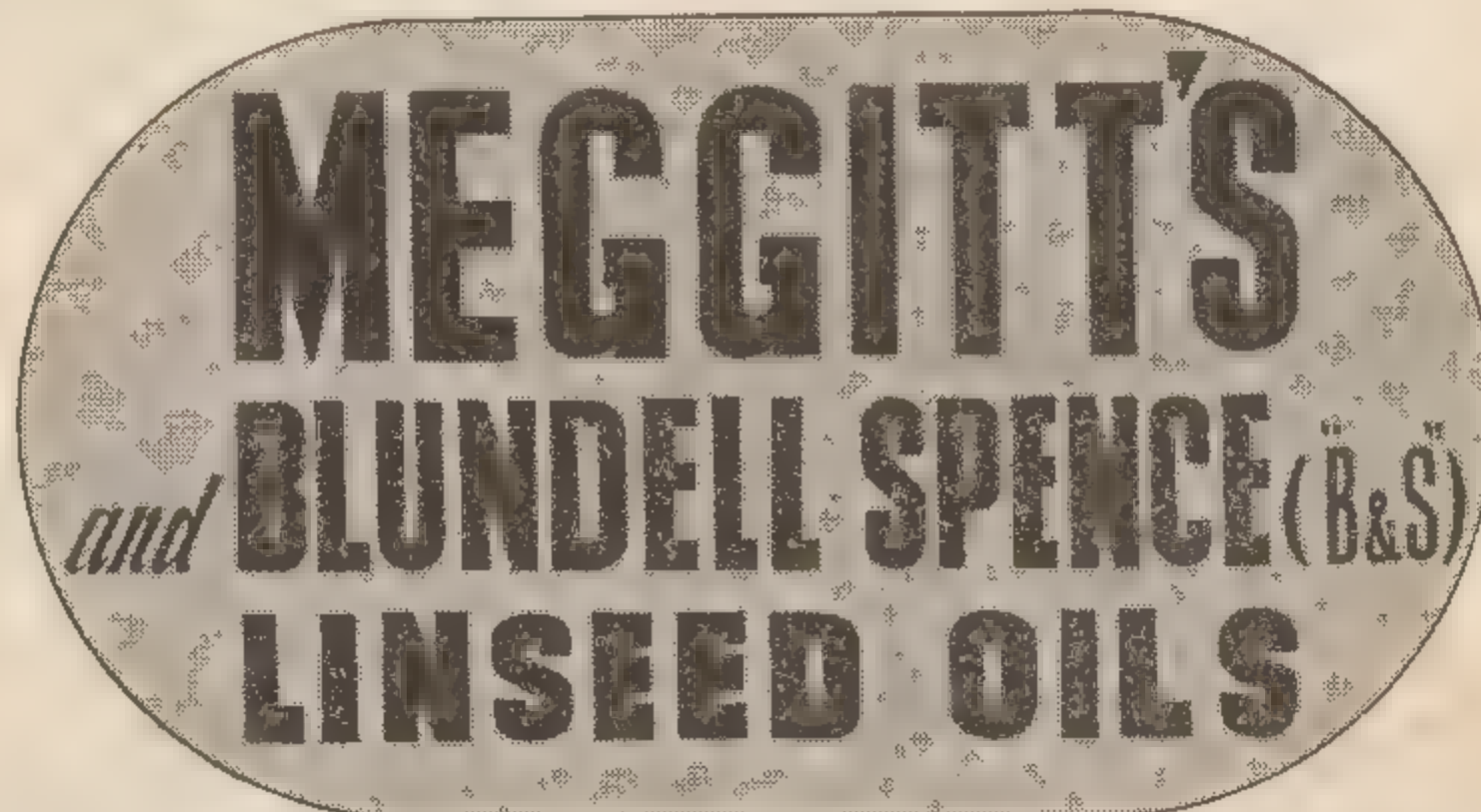
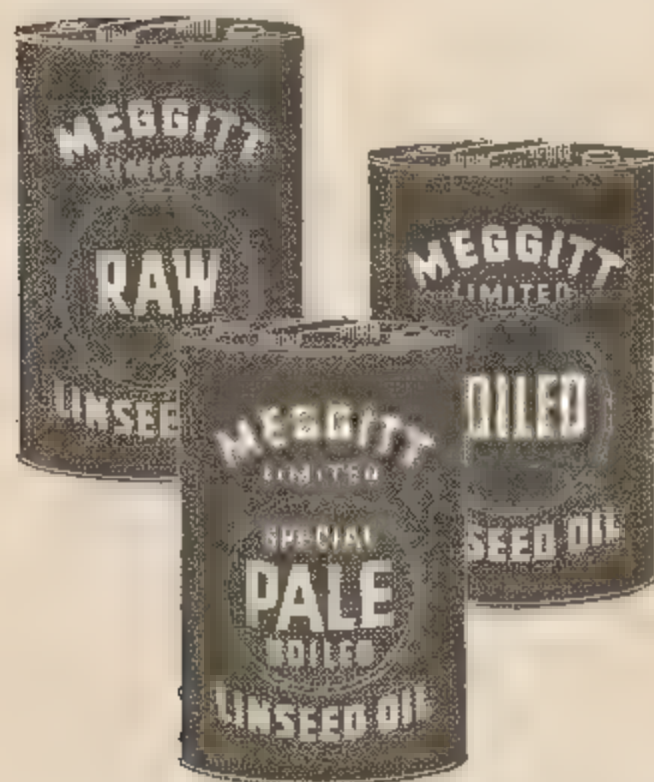


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PLAN SHOWING HALF GROUND
FLOOR AND HALF FIRST FLOOR
Accommodation of each unit similar



PERSPECTIVE SKETCH.

A PAIR IN THE "ENGLISH MANNER"

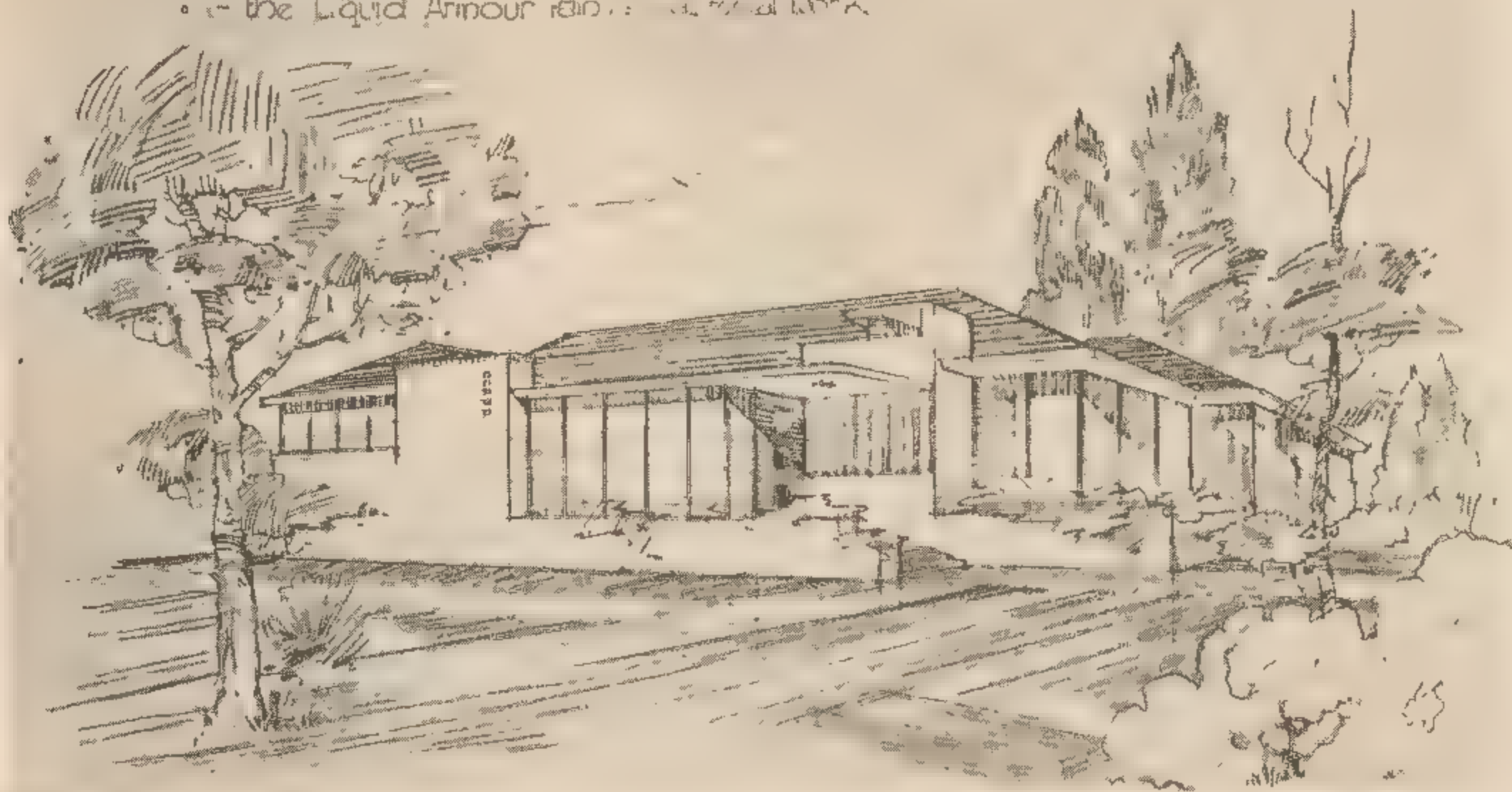


SIMPLE YET CHARMING.

Little can be said against the appearance of English domestic architecture. It is neat, in good taste, fine proportions and unpretentious. The rooms are well related and convenient. Having to cross the living room to reach the porch may be found inconvenient, and the proximity of the stairs to the fireplace may result in one half of the body being overheated and the other half being frozen in the downdraft from the stairs.

No. 121

- A contribution to the home-builder's problem
- makers of ROBBIALAC Enamel and METALUM
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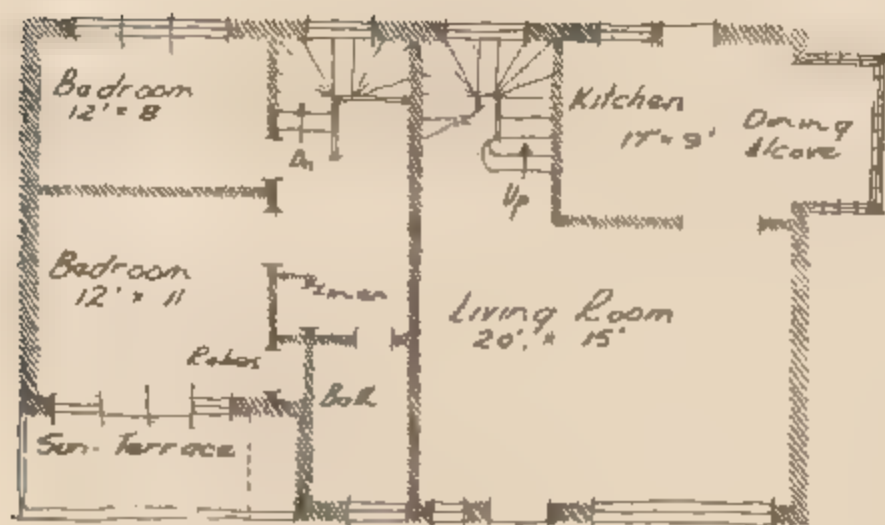
CALCUTTA JOHANNESBURG



F R O N T

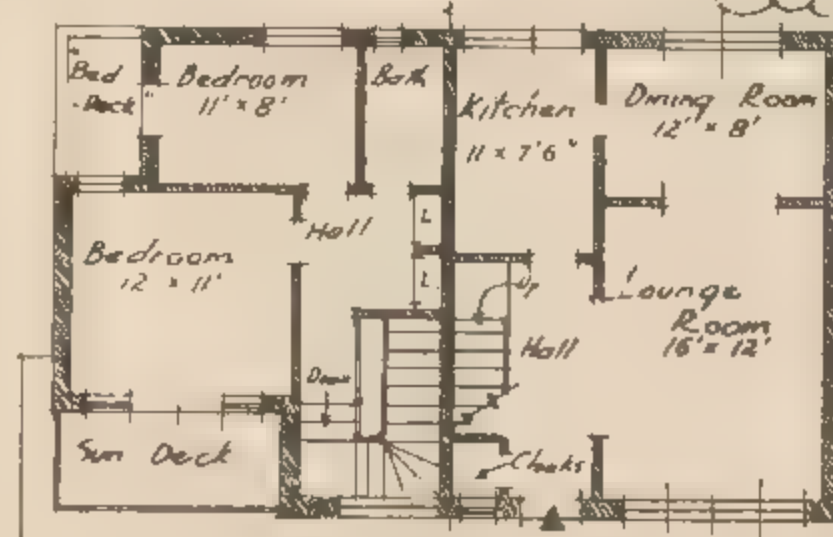
E L E V A T I O N

The basis of this design depends upon simple lines - straight forward construction simplicity and efficiency in the planning and with the use of modern materials CONCRETE STEEL-FRAME WINDOWS AND TILING which produce a PLEASING HYGIENIC HOME with the maximum of air circulation and penetration of the sun's health giving rays



FIRST GROUND
Half First Floor Plan Half Ground Floor Plan
ALTERNATE PLANNING

A MODERN TWO UNIT SCHEME
SUITABLE FOR TWO WORKERS

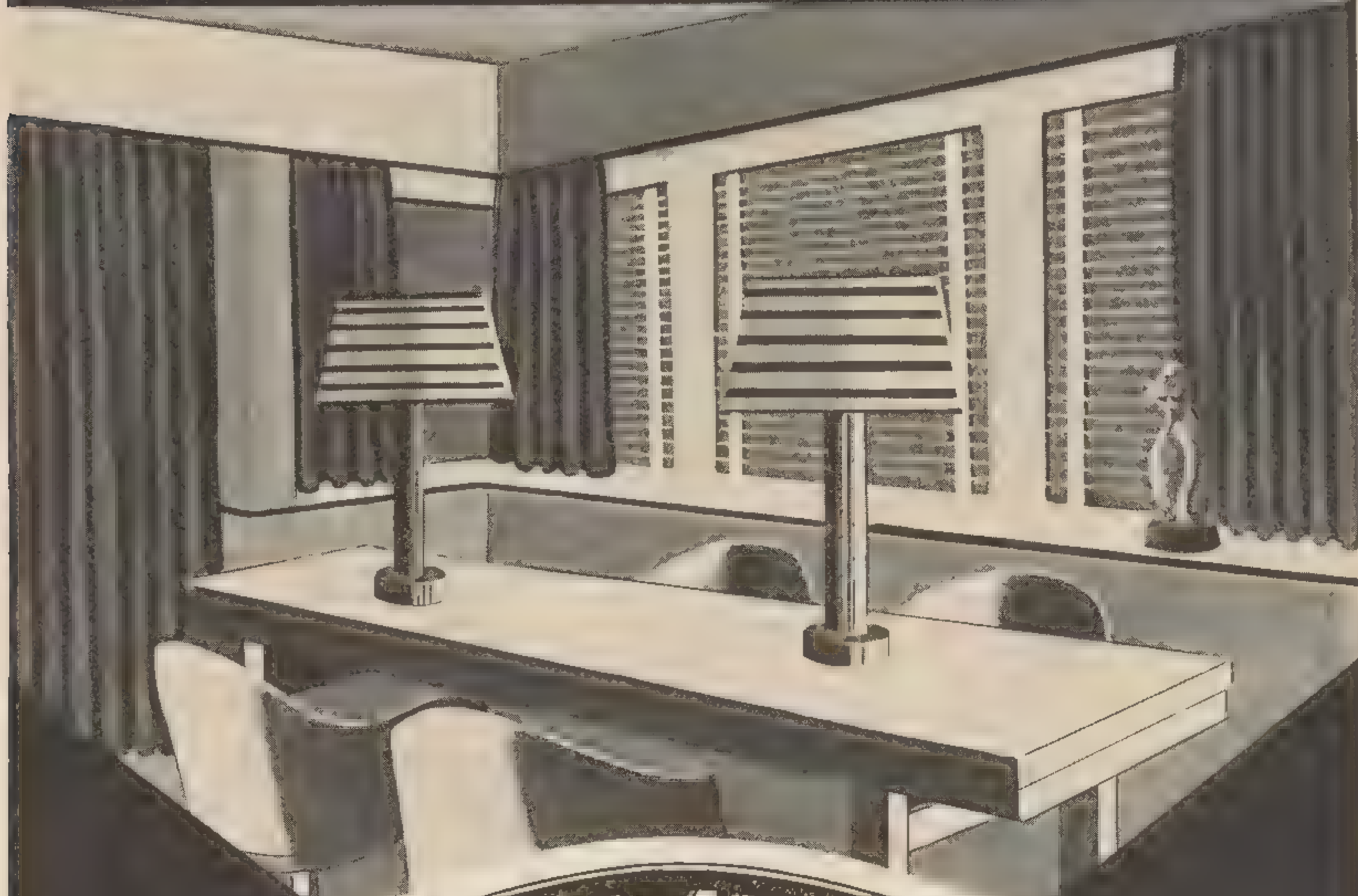


FIRST GROUND
Half First Floor Plan - Half Ground Floor Plan

A TWO-HOUSE COMBINATION.

Many men, having become accustomed to the dining alcove where they get their meals piping hot from the kitchen stove, prefer it to dining in the living room. Another reason, in these days of the servantless home, when men have to fetch and carry for their wives, is that they haven't so far to carry the dishes when they help their wives to clear away and wash-up. In the winter the dining alcove is warm and cosy and for summer use the windows have been so arranged as to provide a cool cross current of air. The passageless staircase does much to keep the place ventilated, though older people consider them draughty. They would doubtless prefer the plan on the right. The huge windows might suggest that one was making provision for the opening of a shop downstairs or a workshop upstairs should conditions in one's mode of life be suddenly changed. One can never tell.

Light on Post War Interiors



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Australian Made

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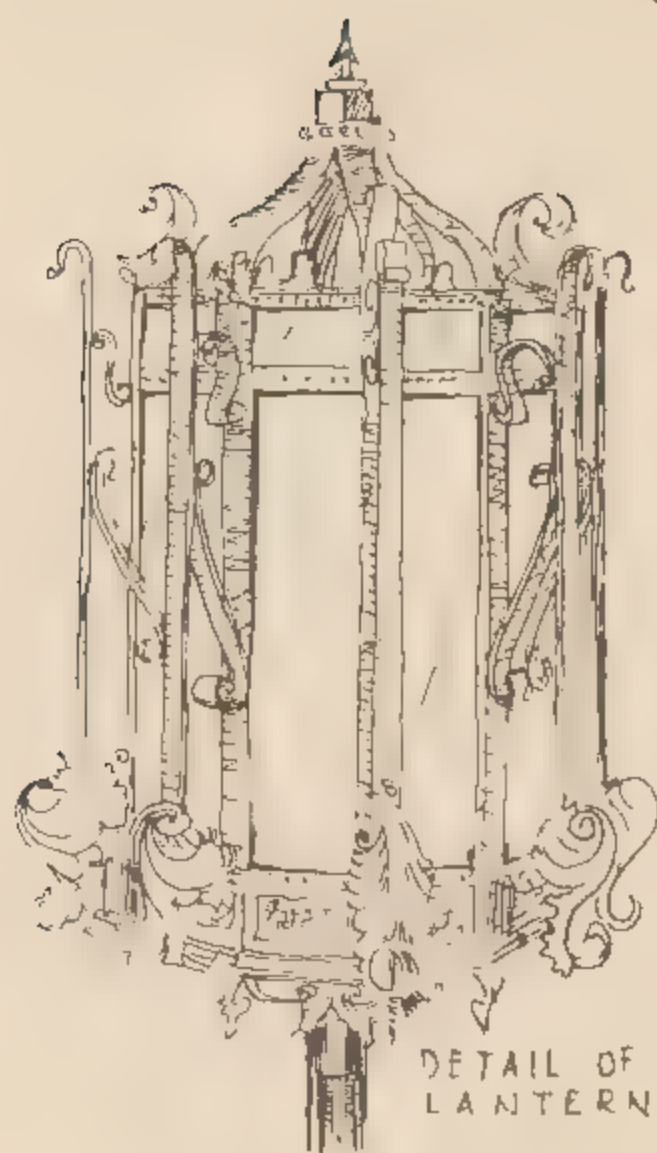
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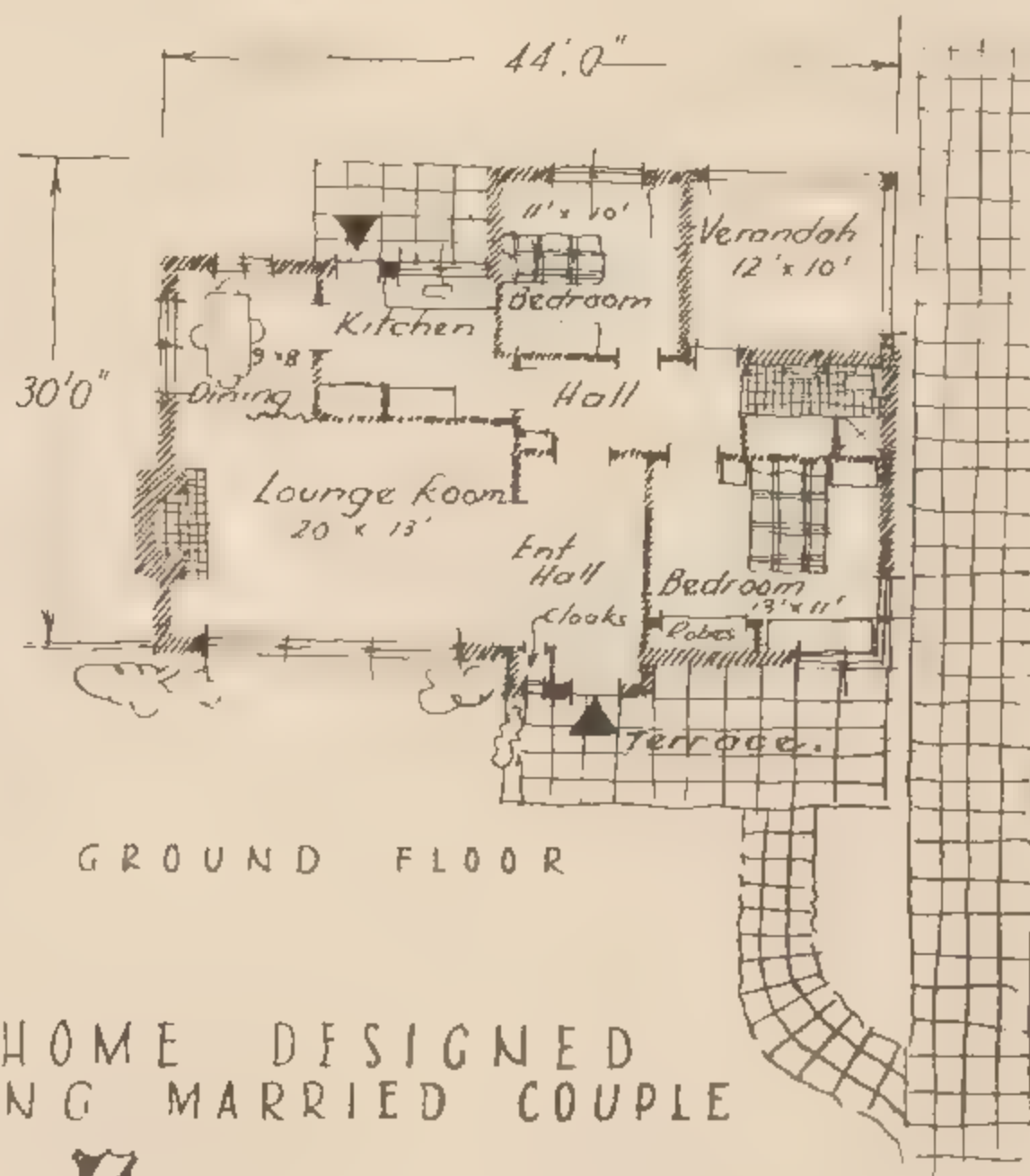
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P E R S P E C T I V E S K E T C H



DETAIL OF LANTERN



GROUND FLOOR

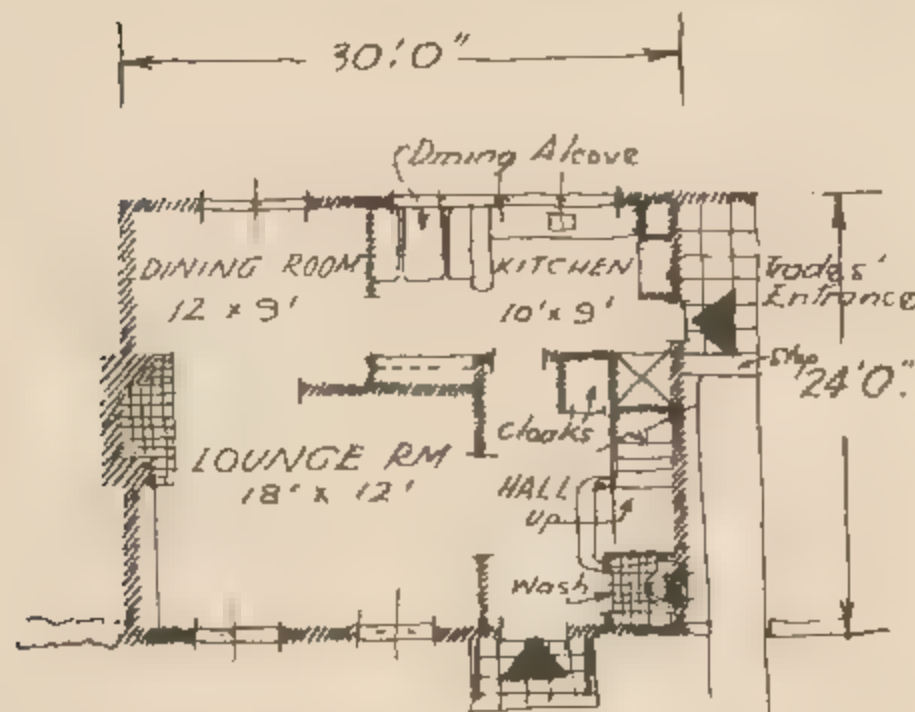
A SMALL HOME DESIGNED FOR A YOUNG MARRIED COUPLE

WHERE RECEPTION IS MADE EASY.

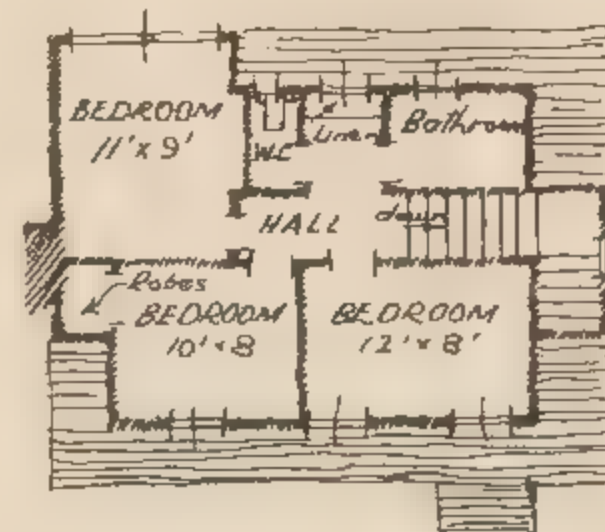
There is nothing very unusual about the exterior of this little home so it may appeal for this very reason to the family of a retiring nature. But if it is ordinary on the outside, it has the facilities inside for the tenants to exhibit their taste in arrangement, for the Lounge is roomy and well lighted and has a dining angle off one end, which could be made hospitably attractive, and is nicely placed in relation to the kitchen. There is a well placed verandah which, if required, could be built as an extra bedroom or used as a sleep-out. The bathroom, as in most of this designer's work, is well placed between the bedrooms and is well isolated from the living quarters and the front entrance door. The latter opens directly to the lounge, but it cannot be regarded as a fault in a small cottage of this kind. The grandiose lantern detailed is out of keeping with the simplicity of the building



PERSPECTIVE SKETCH



GROUND FLOOR



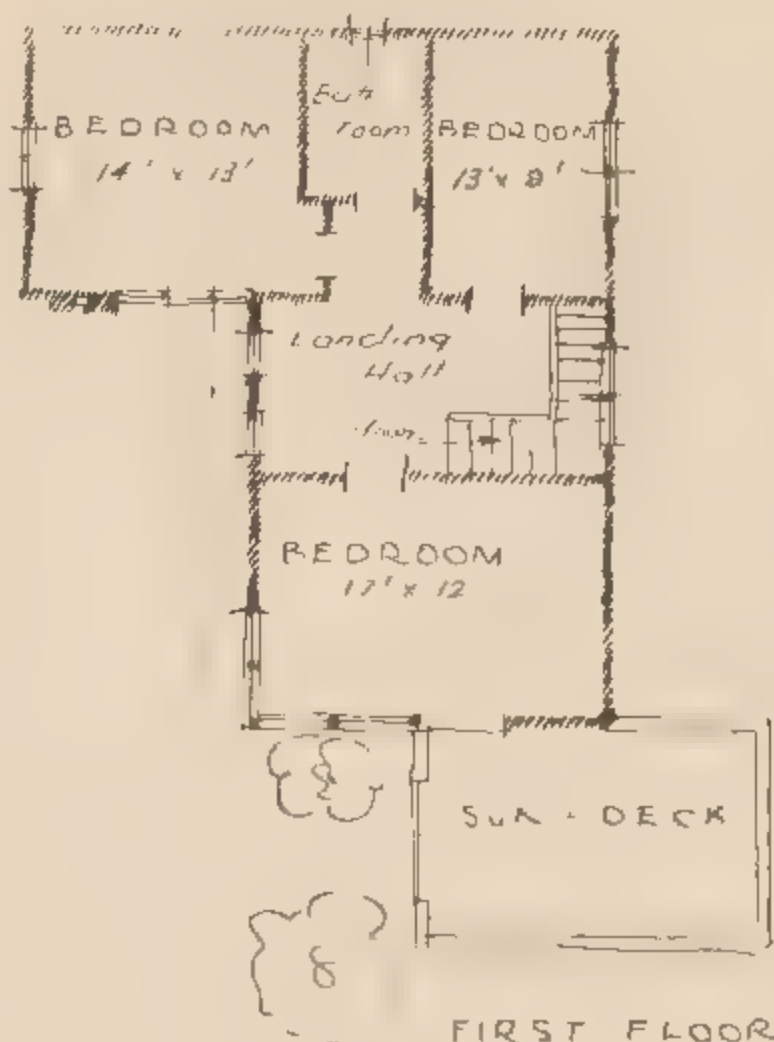
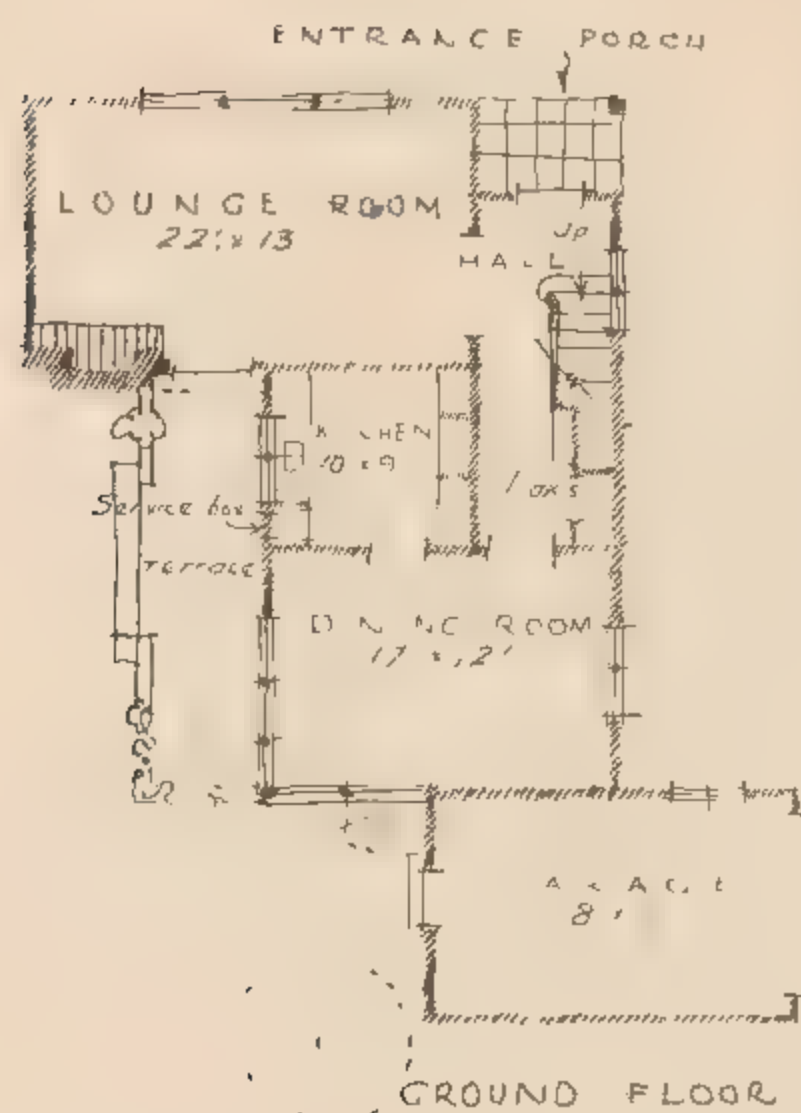
FIRST FLOOR.

A ONE AND A HALF-STOREY HOME.

The house one and a half stories high is an economical proposition from the building-owner's point of view, for it takes only a little more than half as much again in foundations as the ground floor alone would take, and very little more roofing. The only disadvantage is the requirement of stairs, and attic rooms are sometimes very hot in the middle of the day. On the other hand houses of this nature have more dignity and importance than have the one-storey types, and if the upstairs rooms are hot the downstairs ones are cooler and more easily ventilated, and many prefer the bedrooms on another floor to the living rooms. In this case the planning should make for comfortable, convenient, and pleasant interiors.

No. 124

A LARGER TYPE MODERN HOME IN TIMBER



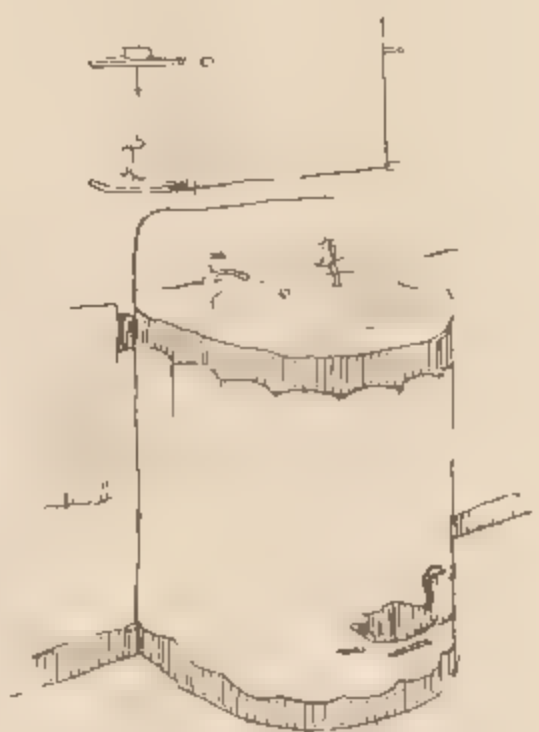
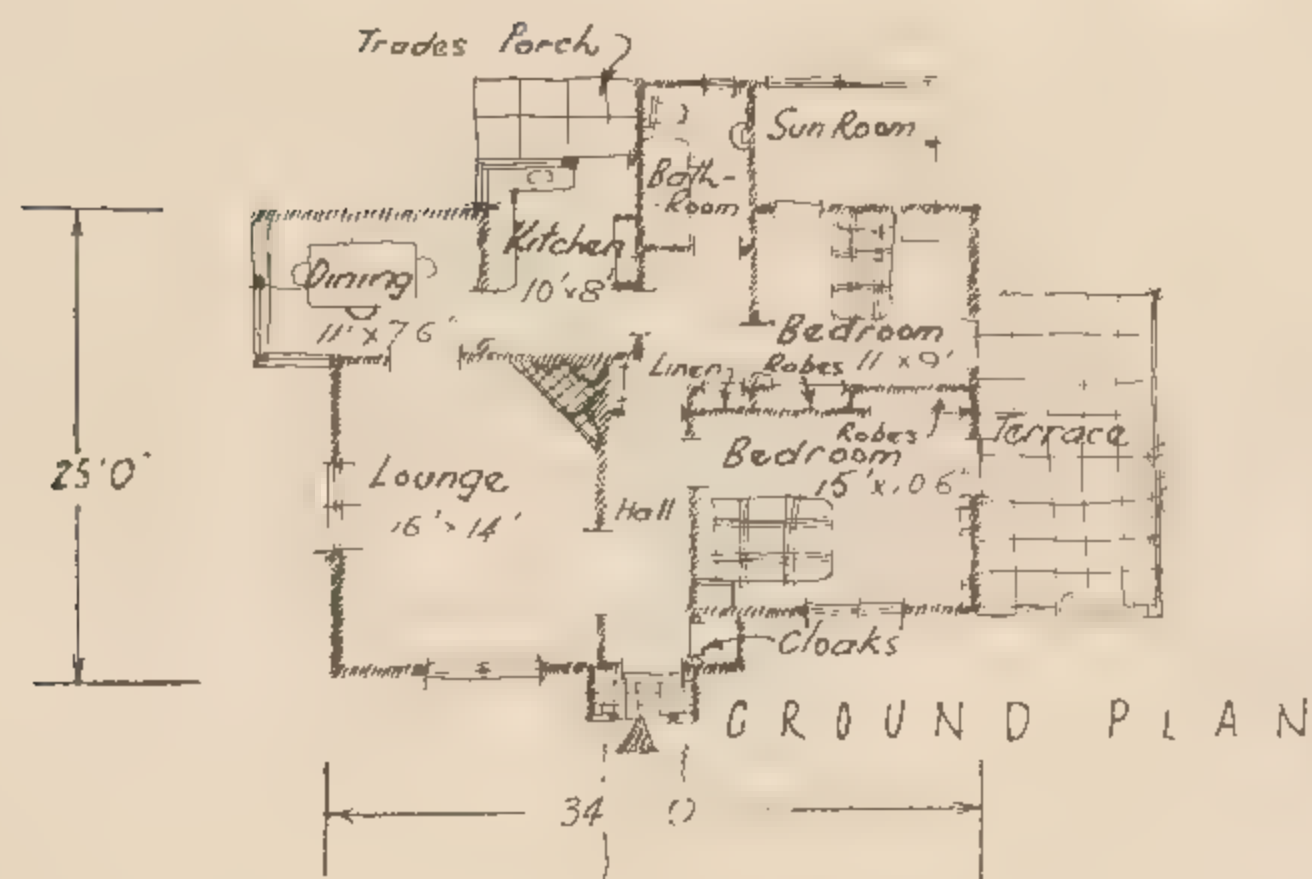
COMFORTABLE AND CONVENIENT.

It is certainly something new to see a two-storey timber home designed in the modern manner, and, no doubt many will be attracted to it on that score, but, to those more used to traditional styles it has an uncompleted appearance. However, the planning is so excellent it would be foolish to pass it over on that account, if a home for a family of five is wanted, for if one does not like timber, it can easily be built in brick or concrete, and if one is allergic to flat roofs it can easily be roofed in some other way, in which case it might be even more imposing. The cost of upkeep of a timber structure of this size is a matter to be considered. The interior of this house could be made very attractive, and it would be very comfortable and convenient.



P E R S P E C T I V E S K E T C H

A Bungalow With Appeal

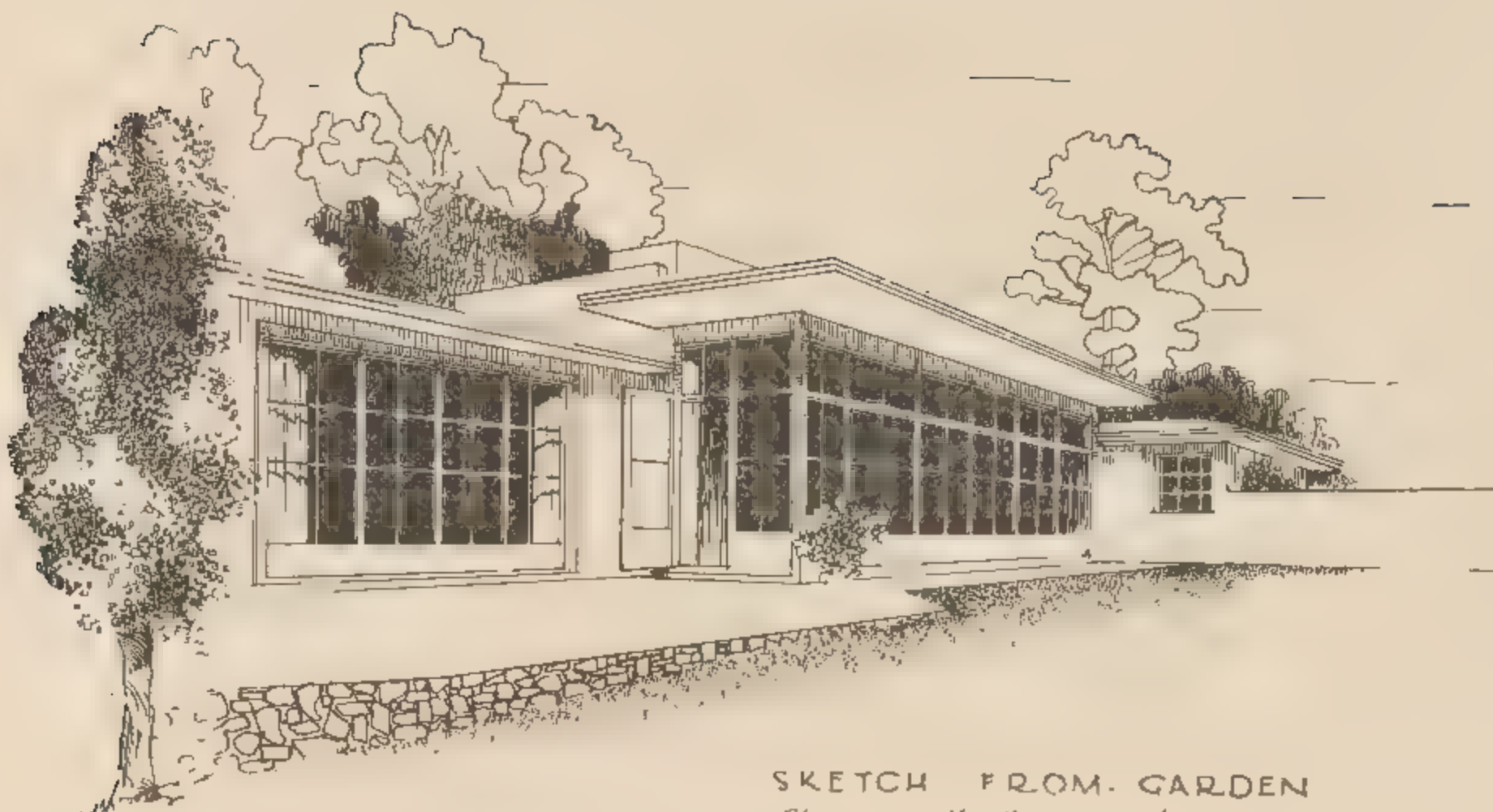


Detail of bathroom
Sink and cabinet

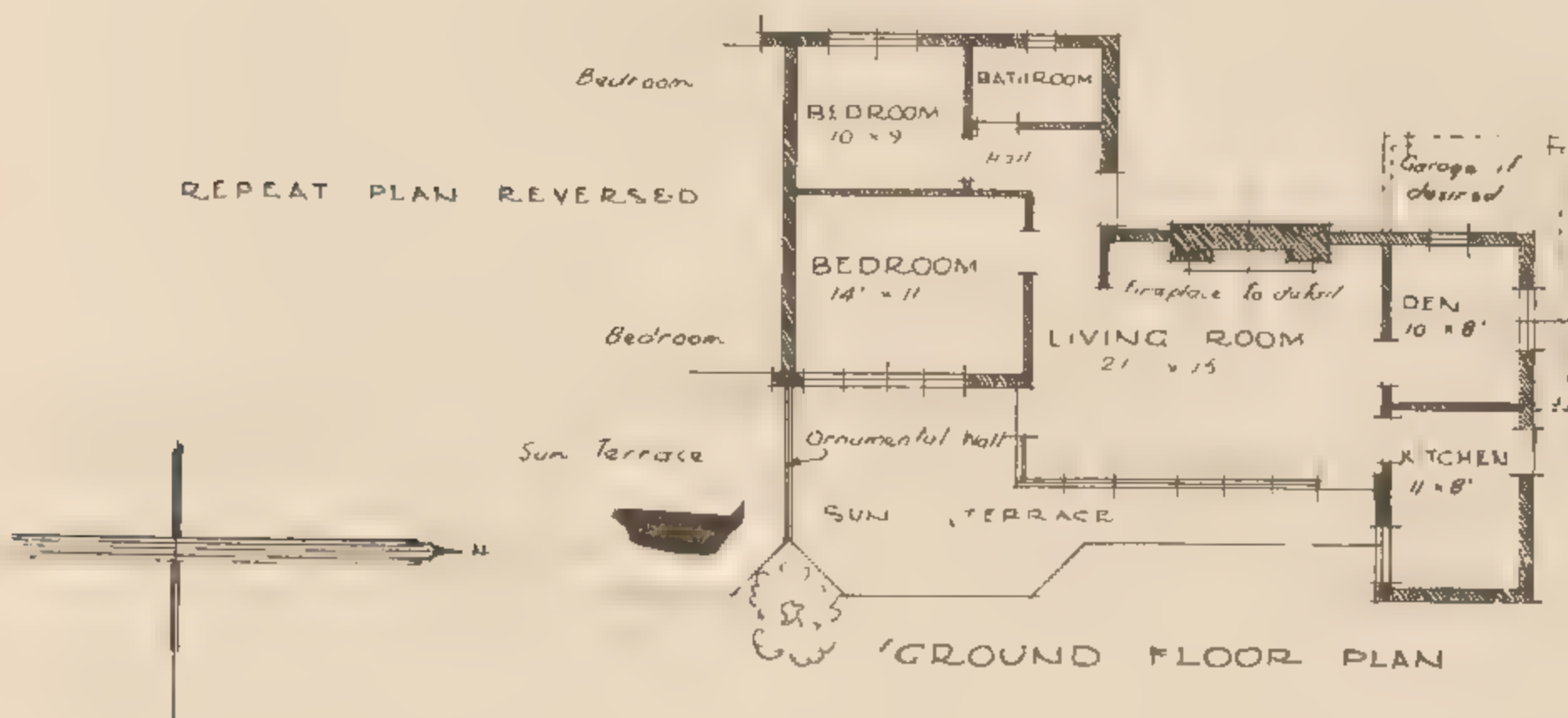
IN WIDE WEATHERBOARDS.

When it comes to providing homes for several hundred thousand families after the war, time for their erection and ease of construction will be great factors for the owners and designers to consider so, always providing enough well seasoned timber is available, this material should be greatly favoured, for if not too near to buildings constructed in different materials, and is kept in reasonable repair, the timber house can look very attractive, and is suitable for our climate. The little home pictured here is planned for a family of three and should be comfortable. With little alteration it could be made to suit four persons, and as narrow passages are no longer in favour, the lounge could be enlarged by absorbing the hall

No. 126



SKETCH FROM GARDEN
Showing Northern unit



A MODERN SEMI-DETACHED PAIR

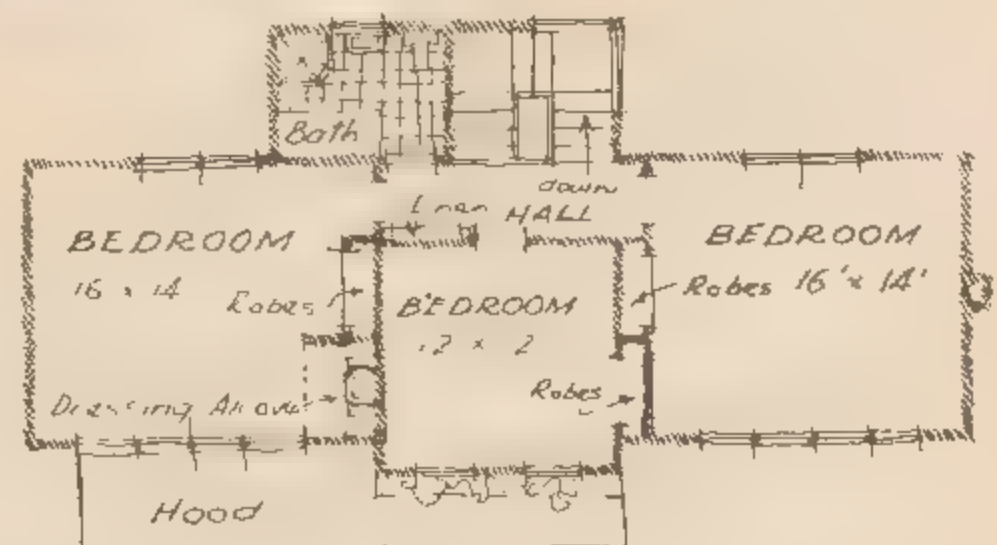
LOTS OF LIGHT.

The garden is planned for the Eastern side which means that the Living Room and one Bedroom can get sunlight in the early morning, the second Bedroom can only get it in the late afternoon, while the Kitchen can get direct sun if the door is left open. These things are slightly improved in the reversed plan. It is just as well that the Eastern walls are nearly all glass as this will afford lots of light. The arrangement of the rooms is good, convenient and economical of space.

"SWEDISH ORIGIN"
A TWO STOREY HOME



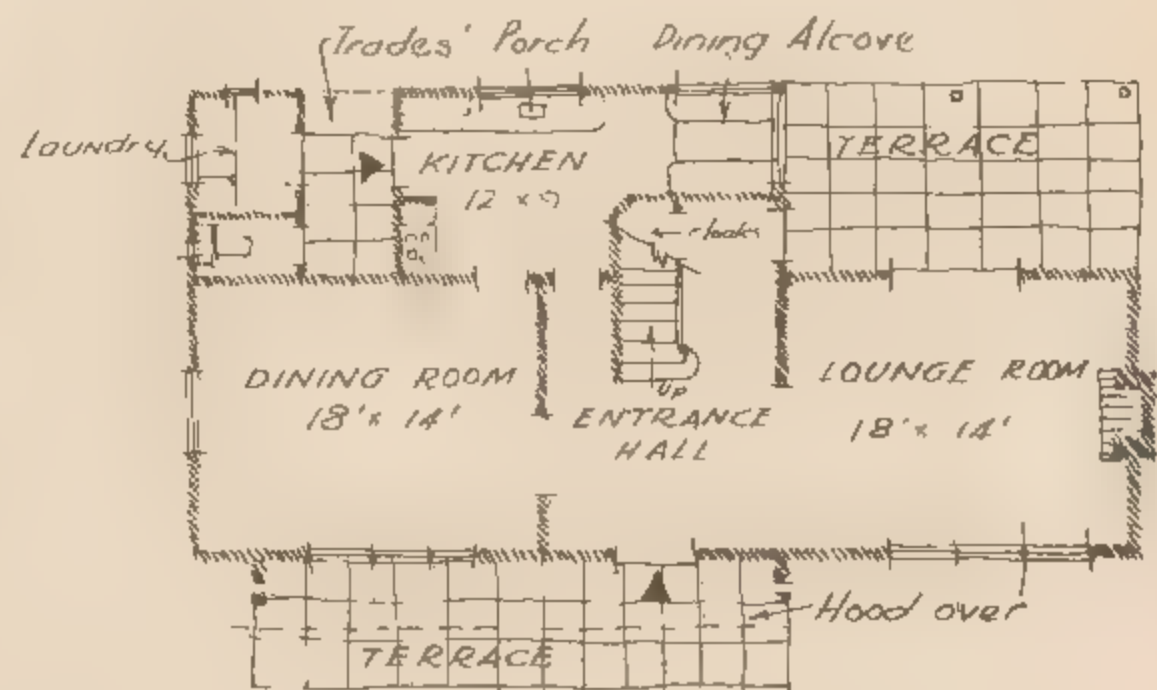
PERSPECTIVE SKETCH



FIRST FLOOR PLAN



DETAIL OF BASIN IN
DRESSING ALCOVE



GROUND FLOOR PLAN

"VERTICALITY" AS THE DOMINANT EXPRESSION.

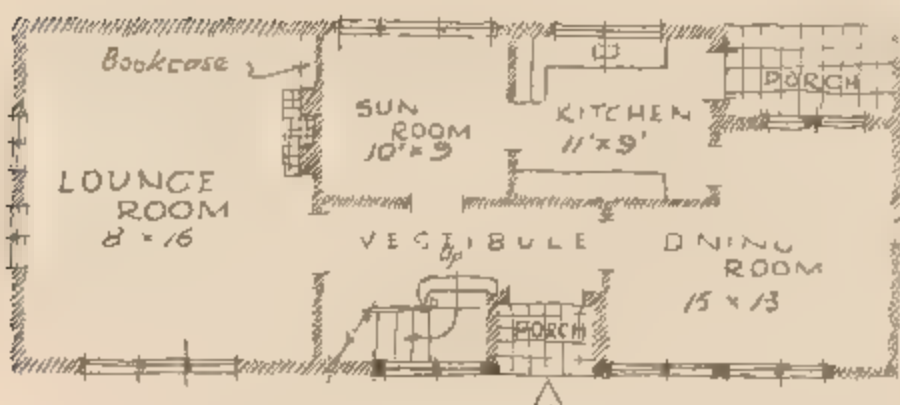
One feels that the perspective hardly does justice to this design, for in actuality, the vertical lines need not be so pronounced as shown. On the other hand the exterior would have been much improved had the lower weatherboards been nailed horizontally with some sort of base. The modern type of window without window sills provides a wee bit more room inside, but whether the gain is worth the sacrifice in appearance is a horse of another colour. The minute surround, together with the small overhang of eaves gives the elevation a curiously Noah's Ark appearance which the cantilever awning to the terrace from another or different school of thought does little to dispel. Nevertheless the house would have much to recommend it inside. The entrance hall could be quite decorative as also could the lounge, with French doors opening out on to a pleasant terrace. The dining room is large enough for entertaining purposes. With folding doors between these three spaces one could "spring a party" if that way inclined and have supper on the terrace.



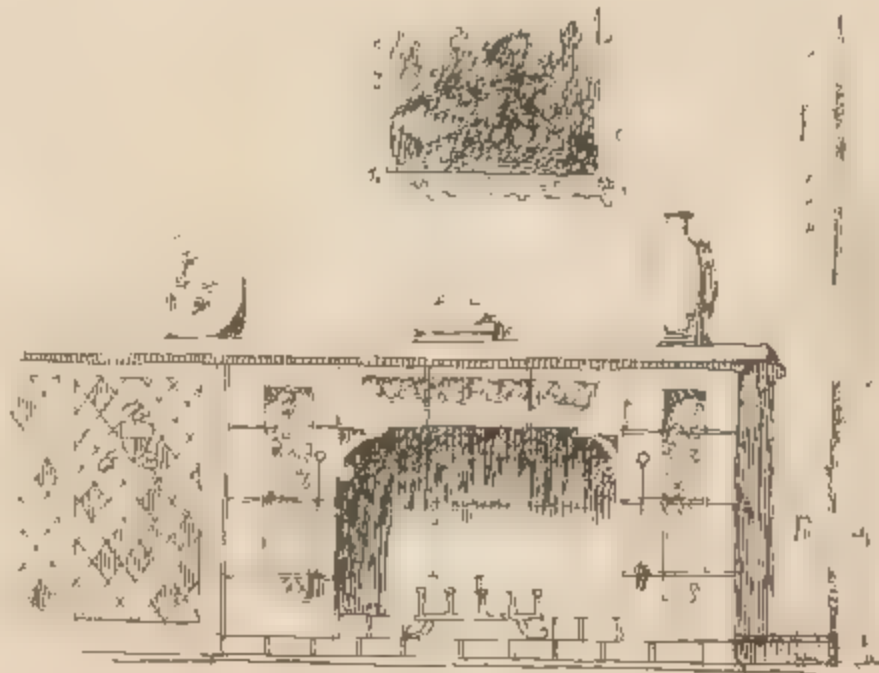
P E R S P E C T I V E



F I R S T F L O O R P L A N



G R O U N D F L O O R P L A N



D E T A I L O F F I R E P L A C E
I N L O U N G E R O O M



"AFTER BAILLIE SCOTT"

DESIGNED FOR AUSTRALIAN WORKERS

LOUNGE DINING, SUN ROOM & KITCHEN WITH 3 BEDROOMS ON FIRST FLOOR

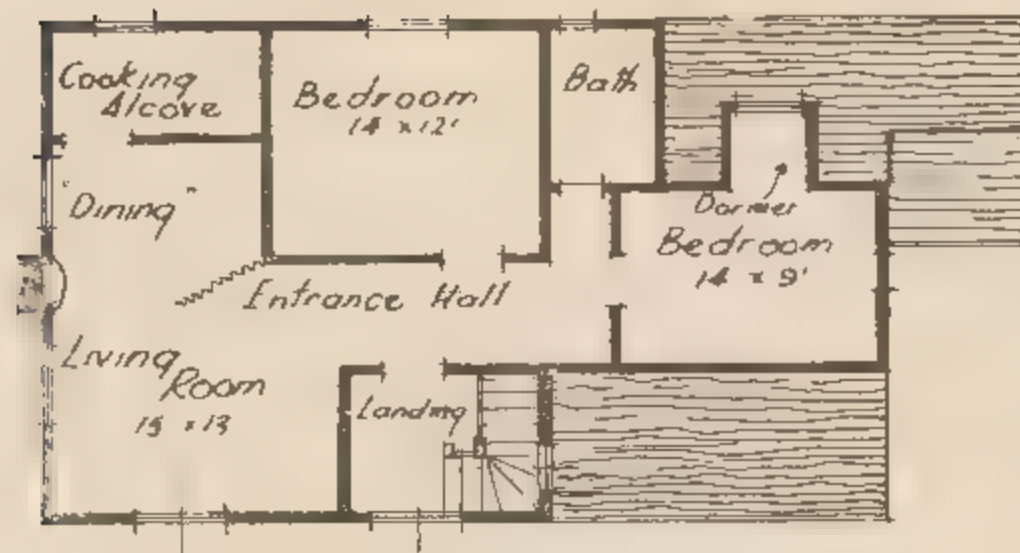
HOME IN THE ENGLISH MANNER.

There was never a time in history when we leaned so closely to English traditions as now. We are filled with admiration for the British who have accomplished so much in connection with the World War No. 2. We admire their fortitude under stress, their courage, their efficiency, their good humour and happiness. We look to home life for the traits that produce such character and feel wedded to their beautiful and simple styles. The above "after Baillie Scott" is a typical example. The plan has been designed for Australian workers with sun room, modern kitchen and with front and back porch. The detail of the fireplace is essentially in the Baillie Scott manner. The three voussoirs in the flat arch would be kept up by the ubiquitous invisible cambered bar.



PERSPECTIVE

SKETCH



FIRST FLOOR PLAN



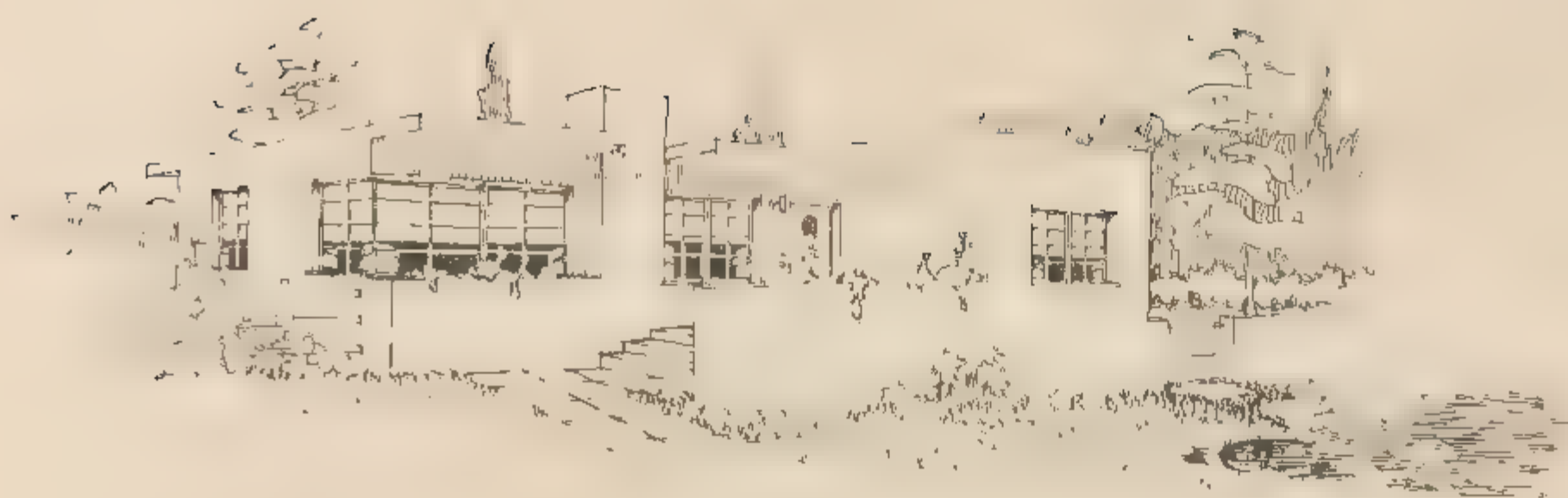
GROUND FLOOR PLAN

DESIGNED FOR TWO - WORKMEN'S FAMILIES
HAVING TWO BEDROOMS LIVING ROOM KITCHEN

SHOWING HOW HOMES CAN BE EXTENDED.

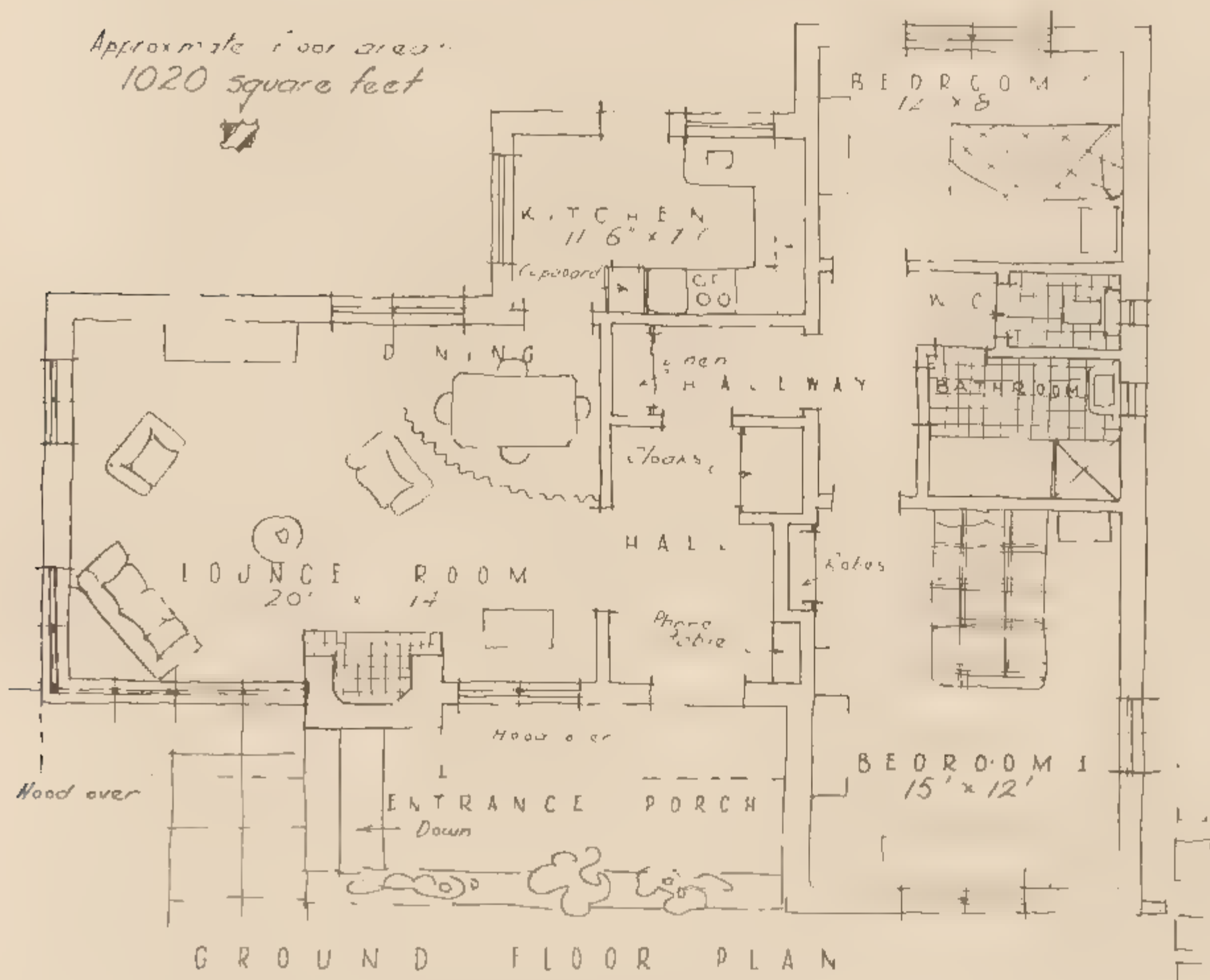
With the vestibule walls in reinforced concrete almost thick enough for an air raid shelter, one would not feel scared in the event of an enemy raid, though the timber upstairs would soon make "short shrift" of any protection. The plan provides for two families of four, with all conveniences. The elevation appears to be "all afterthoughts" or additions. The overhanging storey in timber seems to have been an addition to the floor below, so also do the second bedroom block on the right, which is followed in sequence by the garage. The composition, therefore, is not entirely satisfactory.

No. 130



P E R S P E C T I V E S K E T C H

Approximate floor area:
1020 square feet



IN FINE PROPORTIONS AND GOOD TASTE.

As in any other form of architecture the modern style depends for effectiveness, on the proportions of its voids to its solids, and the successful massing of its features. This little place is particularly well managed in this way, and it should be as successful in actual construction as it appears on paper. The plan also is nicely arranged and, for such a small home, is almost without fault. Most people would prefer to save steps between kitchen and front door by having a door between kitchen and hallway. Even the entrance has plenty of elbow room, and the rooms have decorative possibilities with their fine proportions and wide windows. The designer has gone to some pains to arrange the furniture for the guidance of the prospective tenant and covering the beds with an eiderdown. There is ample cupboard space provided, which is always an added attraction in a well planned home.

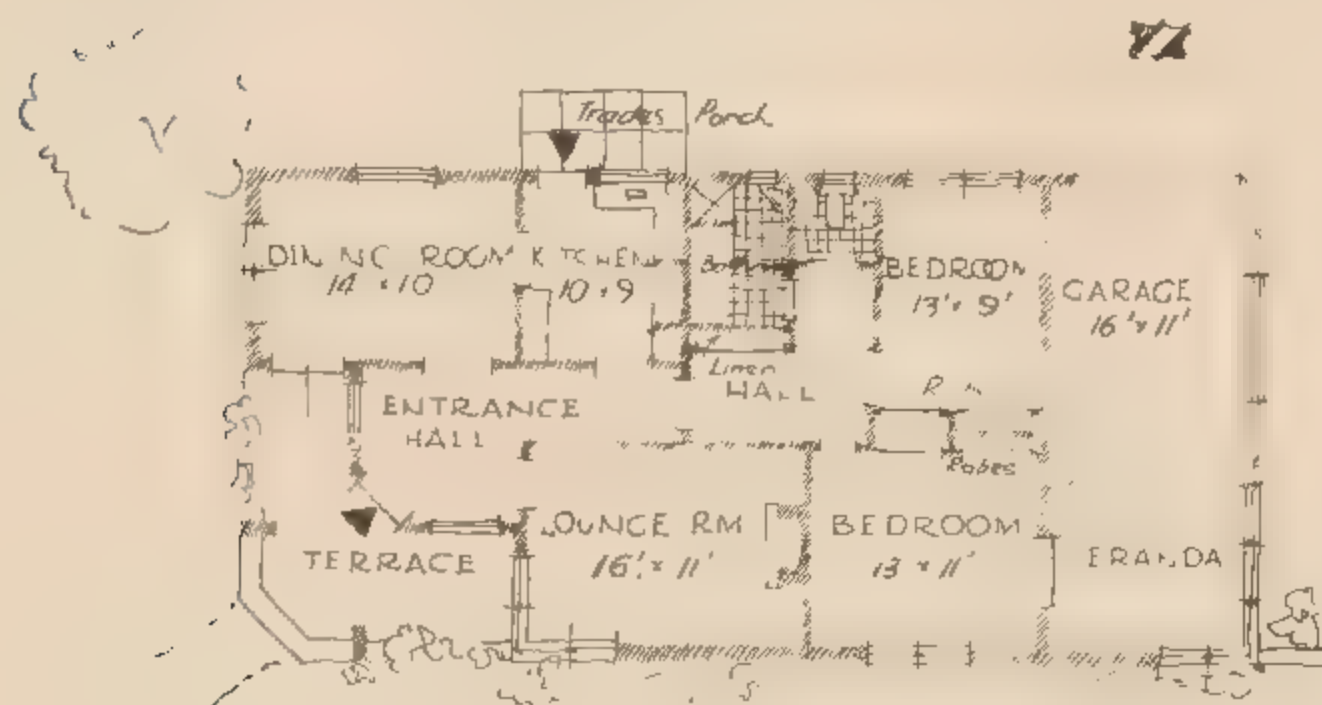


SKETCH

WHEN PEACE RETURNS

LOUNGE - DINING - 2 BEDROOMS - VERANDA

Suitable for a corner site

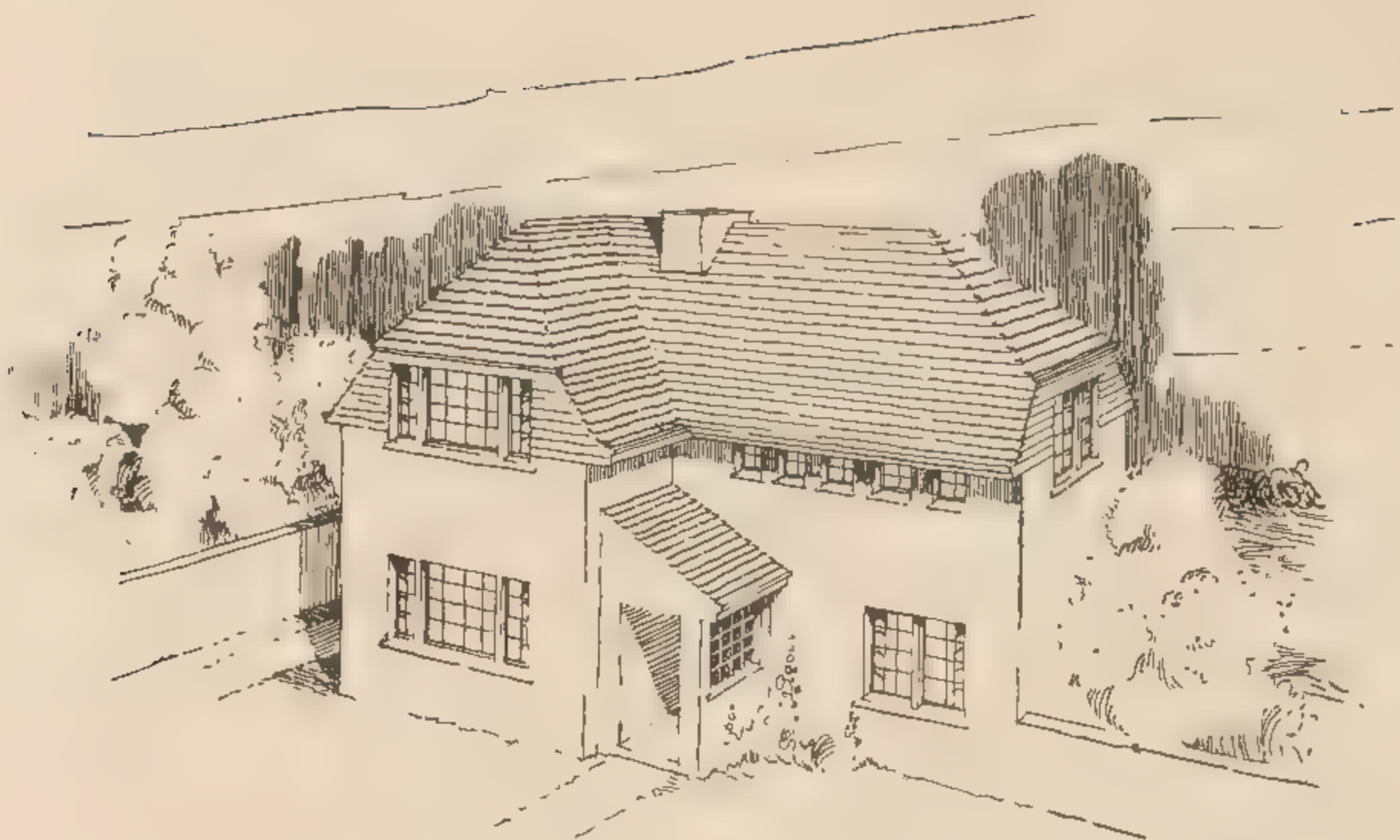


GROUND FLOOR PLAN

ATTRACTIVELY DESIGNED.

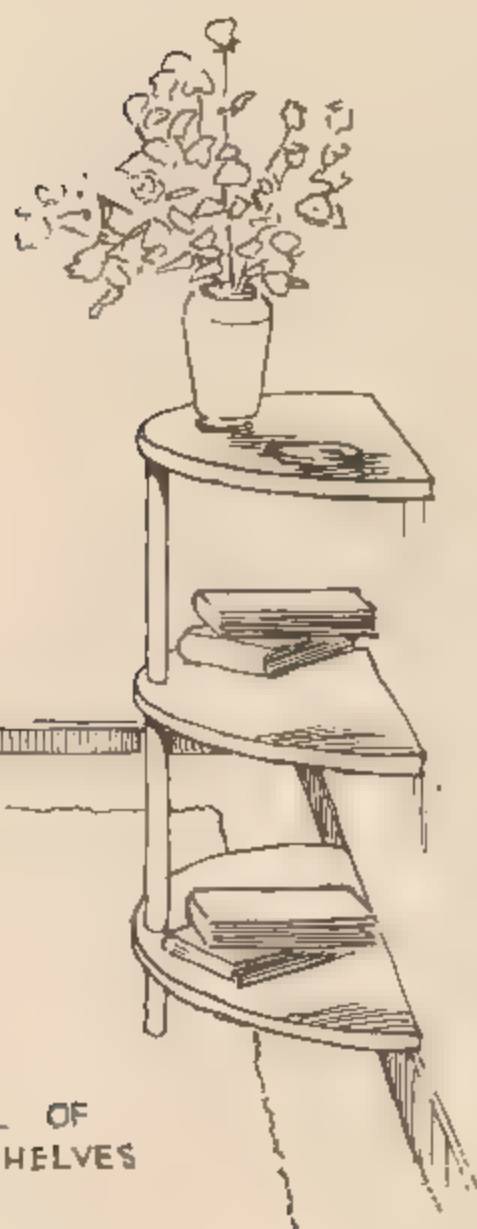
The only modern touch in the exterior of this cottage is to be seen in the corner window to the lounge, but it is an attractively designed place, and would probably be very satisfactory to live in. The break in the roof to allow of the bedroom window getting the full benefit of the morning sunlight makes an interesting feature of the side elevation and the sleepout verandah leading off this room would be appreciated. Unlike most modern designs the lounge and dining rooms are unconnected although both are handy to the entrance. A french door gives access to the terrace from the dining room, and no doubt this would be very handy if one felt like taking one's coffee outside after dinner on a hot evening. Plant boxes on the terrace balustrading are a colourful and decorative feature.

No. 132

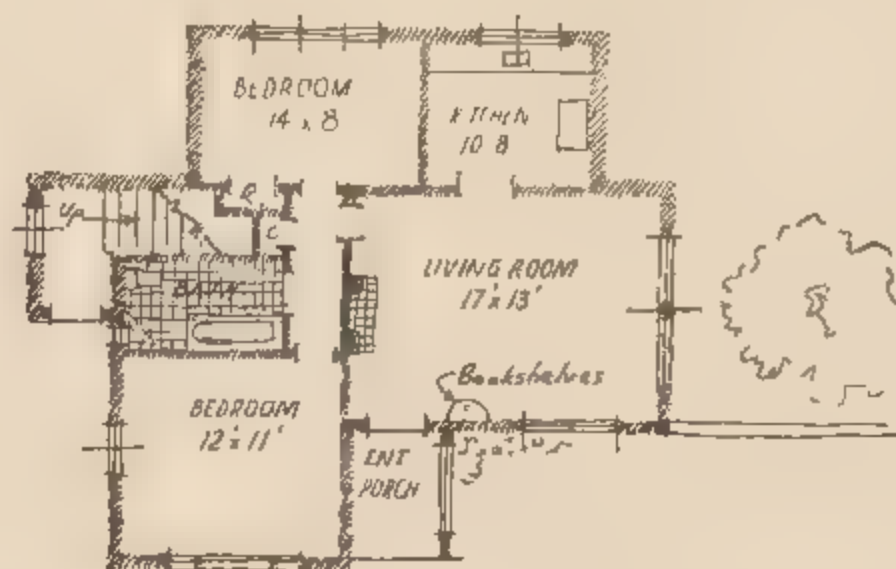


P E R S P E C T I V E S K E T C H

AN ATTRACTIVE ENGLISH TYPE
SCHEME CONTAINING ACCOMODATION
FOR TWO WORKING FAMILIES



DETAIL OF
BOOKSHELVES



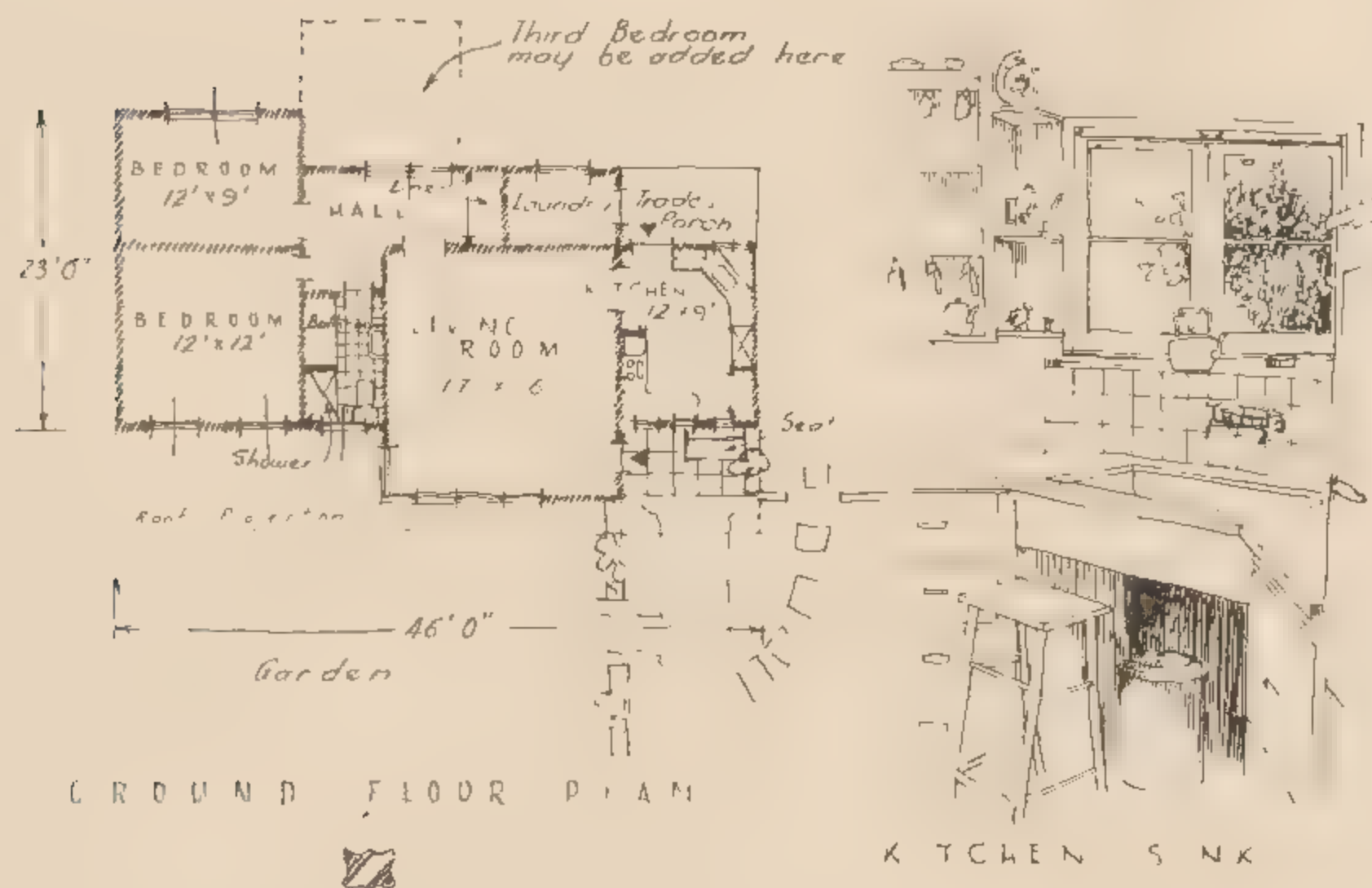
GROUND FLOOR PLAN 
Repeat on 1st floor

A HOUSE IN THE ENGLISH MANNER.

This must be as fine a piece of domestic home planning as could be found in any collection of low-cost homes, and fortunate would be the young wife who found herself in one of these truly attractive little flats in the early days of her married life. Not only should the builder of such a structure be pleased with it when erected, but it should prove a very good investment, especially if he were going to live in one of the flats himself, as the rent of the remaining flat should go a good way towards paying off principal and interest on the actual cost of building in a few years. Low-cost homes are naturally not very roomy, but the rooms provided here are about the average size, and enjoy more than the ordinary convenience and happy arrangement of the small flat or cottage. Each flat has its well-placed entrance. The exterior is equally well managed.



SKETCH FROM GARDEN



A SMALL MODERN HOME SUITABLE
FOR INDUSTRIAL OR SEASIDE AREAS..

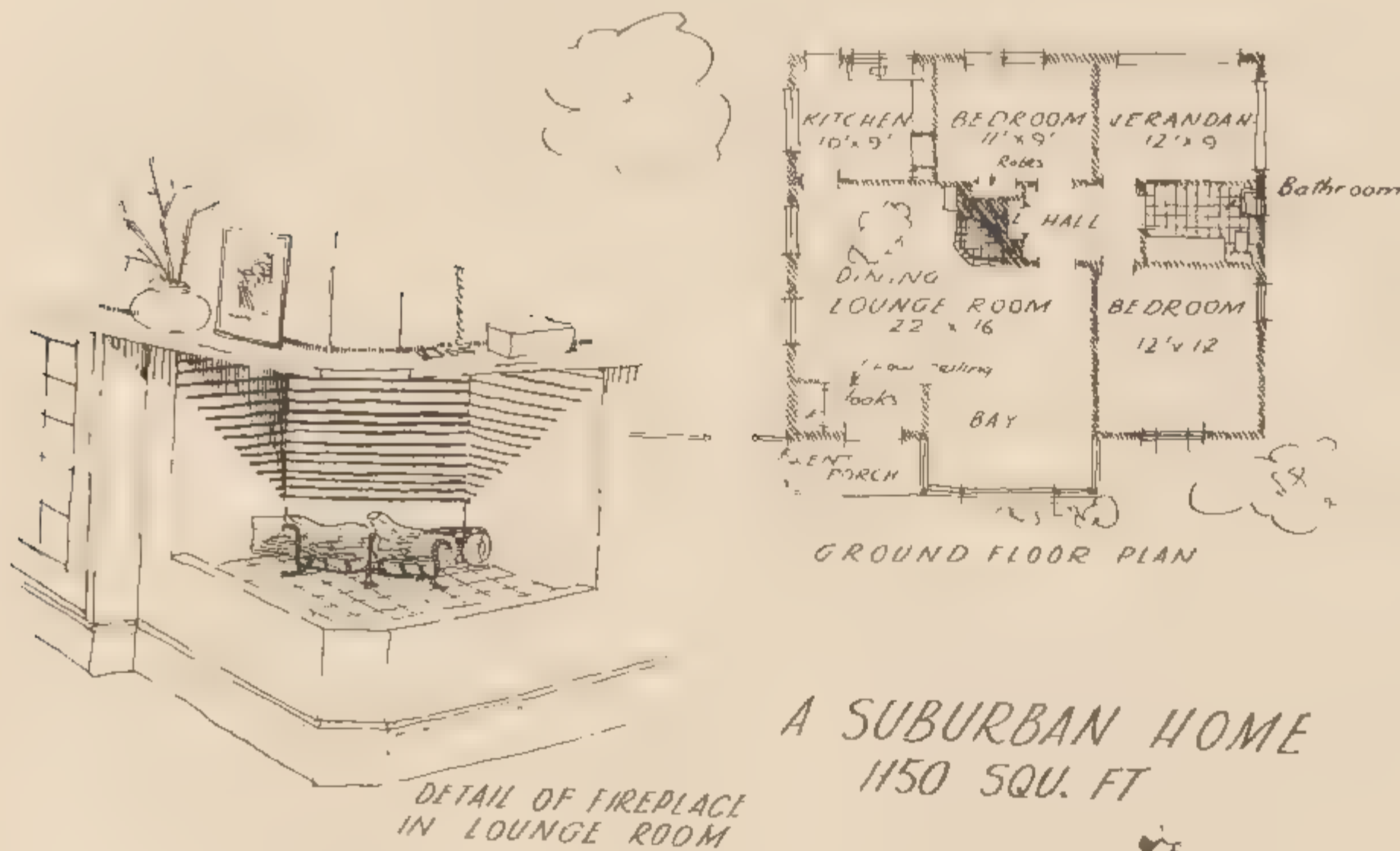
MODERN CHARACTERISTICS.

The small house with character is what many seek and few have been successful in finding, for too often, they are unprofessionally designed, or the people who inhabit them have not the discrimination to preserve the desired characteristics round them to show them off in the manner in which their designers intended. The one illustrated has possibilities, but the desire to keep down cost naturally has a detrimental effect especially in regard to interior effects, where two or three extra feet in the length of bedroom and living room would have made all the difference between the "ordinary" and the spacious and happy interior, for square rooms are not only ineffectual, but are actually hard to furnish. The disability of the kitchen near the front of the house has been cleverly overcome by placing the front windows high up in the entrance porch wall.

No. 134



PERSPECTIVE FROM FRONT



A SUBURBAN HOME
1150 SQ. FT.

PLANNING ADEQUATE AND COMFORTABLE.

One of the little things which appears illogical in this front elevation is the fact that the wide bay window to the lounge has no protection whatever, whereas it was thought necessary to put shutters on the smaller bedroom window. Of course it is sometimes more desirable to have seclusion in the bedroom than in the lounge, but the two types of window on one front makes it look as though the bay window was an enlargement as an after-thought, not that enlargements offend against the scruples of good design. For a small cottage the planning should be adequate and comfortable. If required the back verandah could be constructed as an extra bedroom. The waste space has been kept down to the barest minimum and probably the whole house covers only 800 square feet.

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120th. YEAR OF SERVICE.



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It ranks immediately after health and a good conscience."*
wrote Sydney Smith, a hundred years ago.

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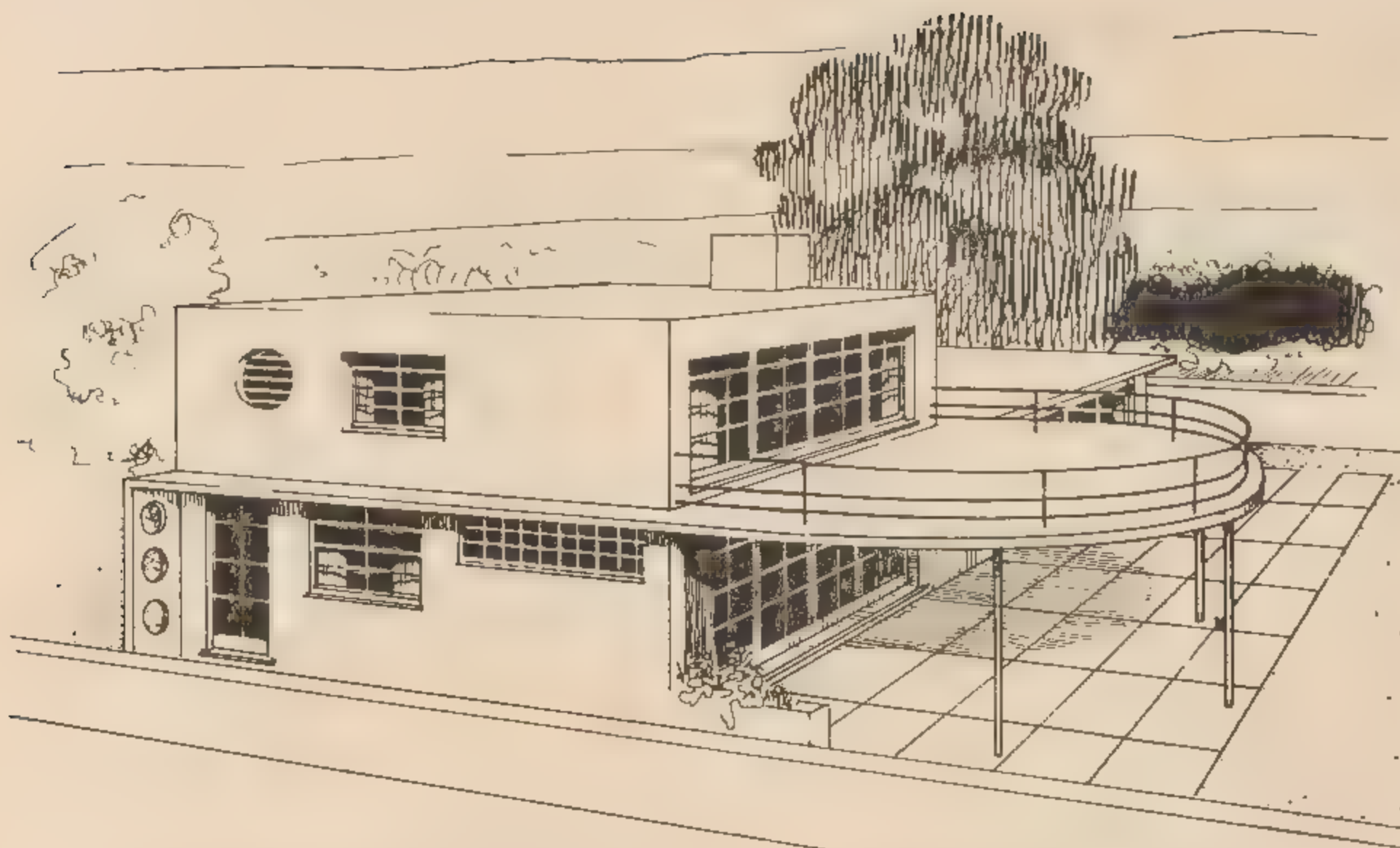
- ☆ High-class Furniture and Lounge Suites made in our own Factory.
- ☆ Reliable Paints for interior decoration of all kinds.
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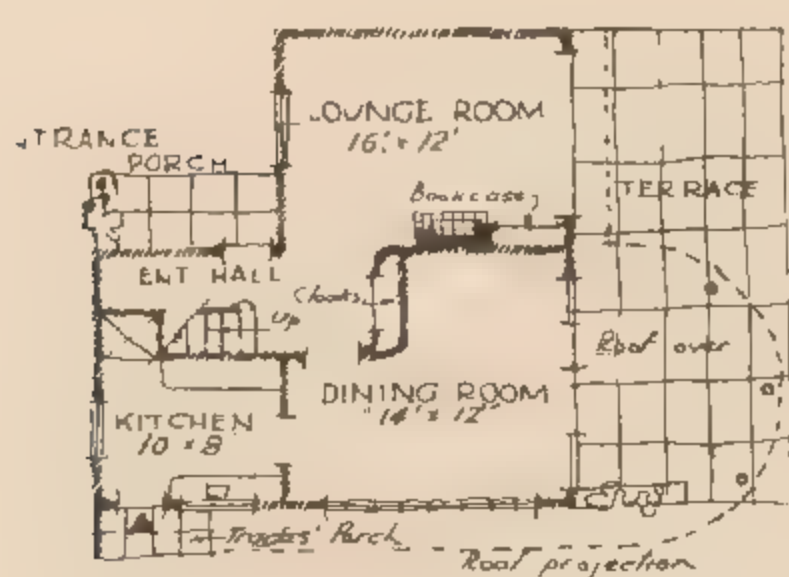
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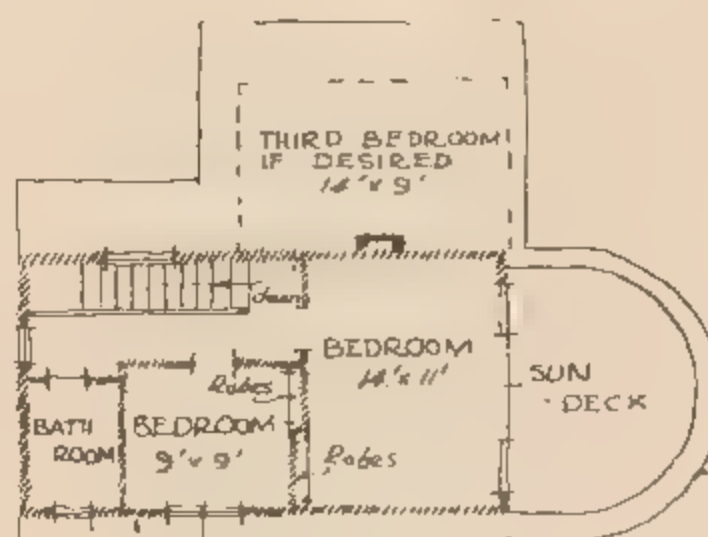
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Day and Night.



FOR THE HOT CLIMATE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

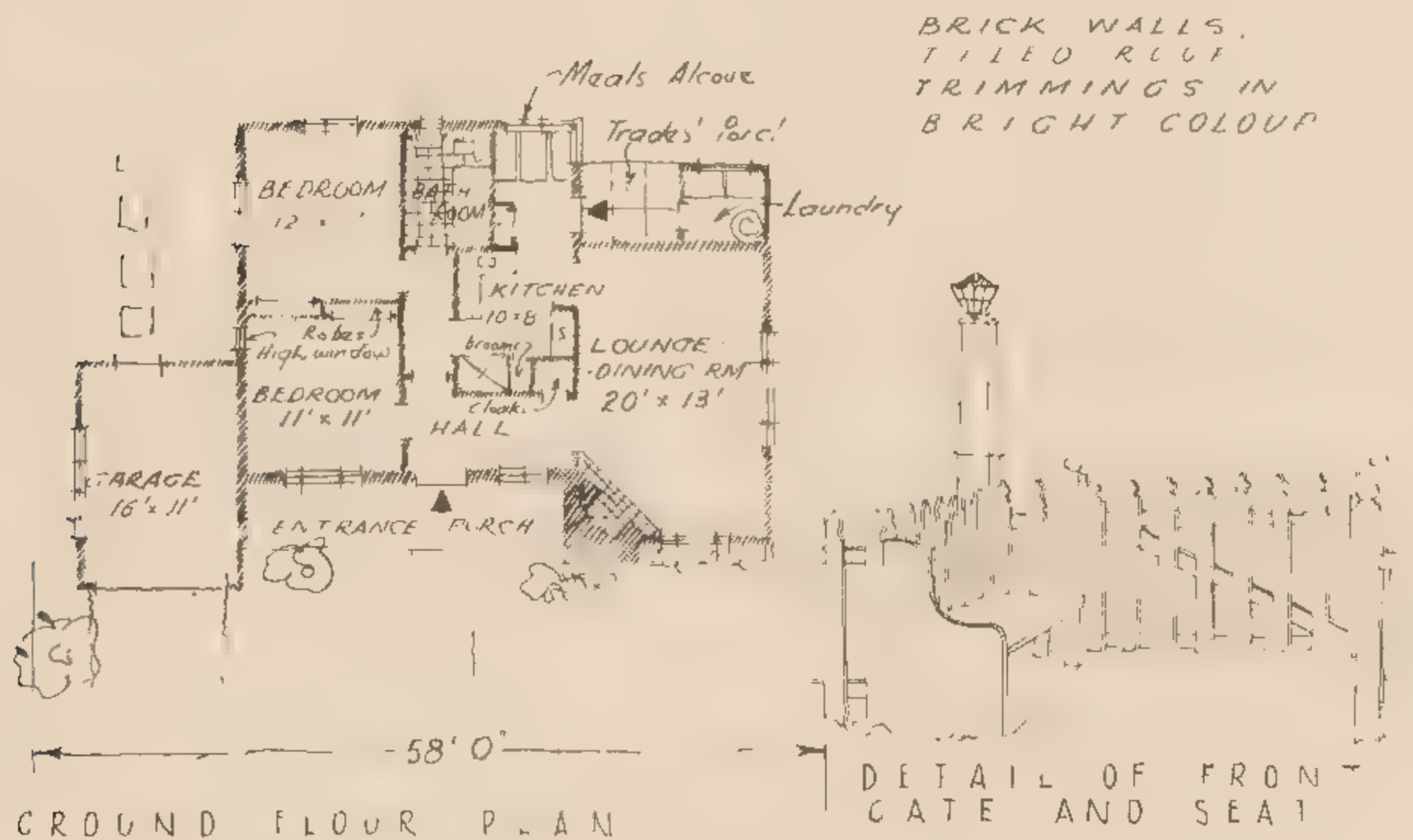
This design would be carried out in re-inforced concrete with metal-frame windows. Main colouring scheme being off-white for walls and apple green, or pale blue colouring to soffits. Canvas blinds used in front of main bedroom.

DESIRABLE IF ERECTED AMONG SHELTERING TREES.

The design for a hot climate has an unusual appearance that is sure to appeal to many that see this illustration, for its paved terrace and sun-deck are very popular at the moment, and the wide windows calculated to bring the outdoors inside are also a modern feature, and one of the main outcomes of the latest construction. It seems more suited to a site overlooking an extensive view of sea, or mountains, and which gets some protection from a hill or trees during the hottest hours of the day, for instead of a pleasant sun-bake, one is likely to be cooked with so much sun-reflecting material and a flat roof. If the windows are double in thickness as they so often are a far greater resistance to heat would be provided. Heat would not penetrate through the expanse of glass nearly so much. The interior arrangements would make for every comfort and convenience, and there is little waste space. When the family grows a fresh bedroom, may be added over the lounge.



A TWO BEDROOM HOME



HOSPITALITY BEGINS AT THE GATE.

Possibly the perspective does not do justice to this little home, for although the garage may be the most important item, next to the car in many homes, one does not want it to dominate the appearance of the home, especially if the latter has decorative possibilities as has this one. The plan consists of a large lounge, two bedrooms, kitchen, and all conveniences, but it has the facilities of a larger home, compactly and conveniently placed. It might have been a better idea to place the front door where the hall window is shown and vice versa, for as arranged, a caller at the front door would have a clear view up an uninteresting passage to the bathroom. A well-placed meal alcove takes the place of a dining room.

No. 137

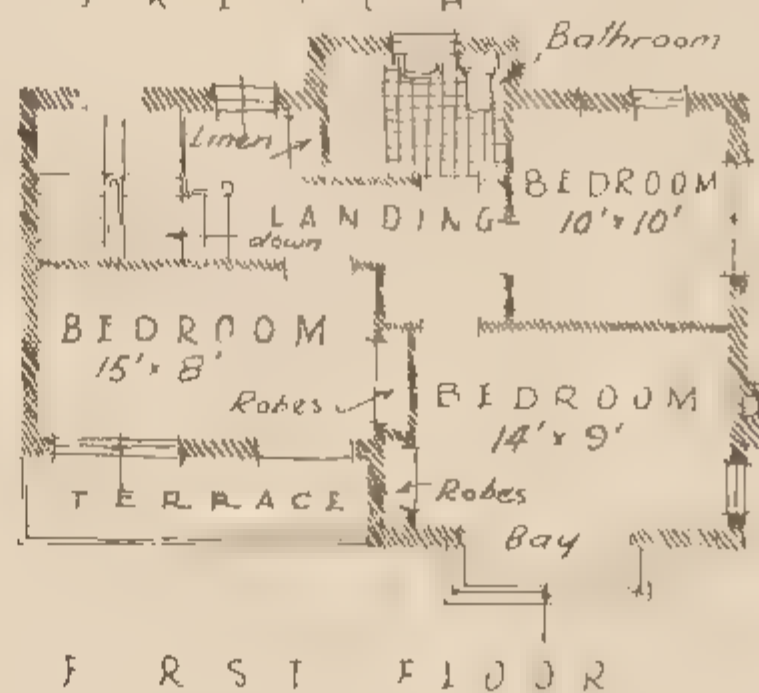
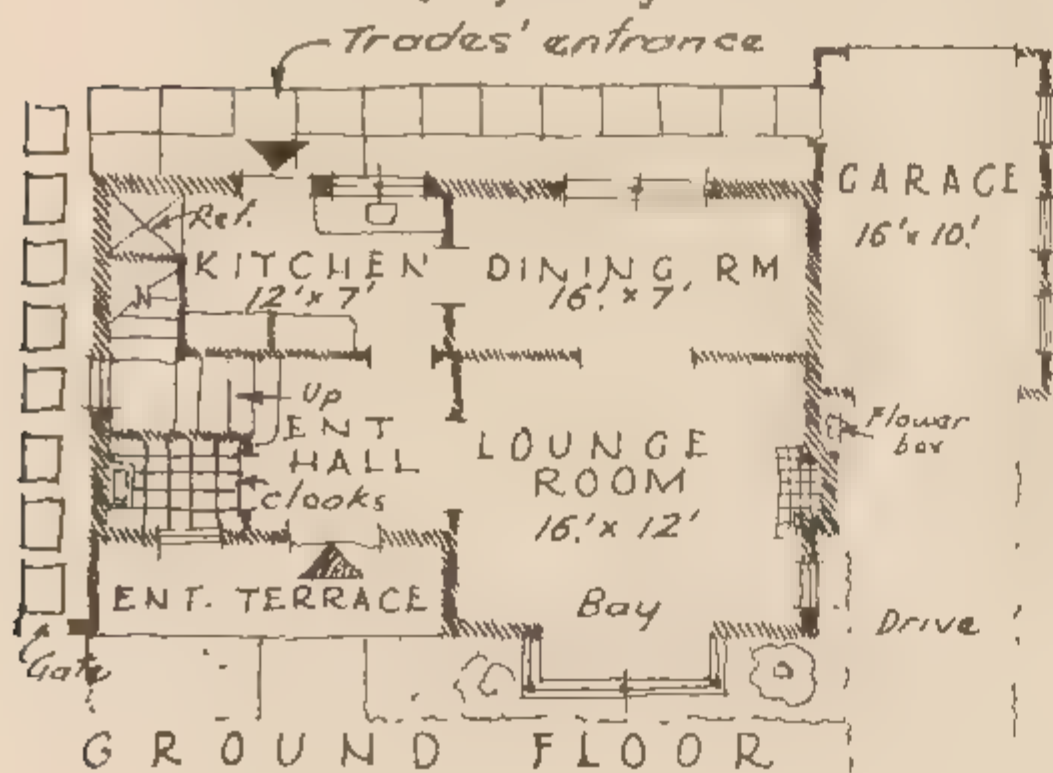


P E R S P E C T I V E

S K E T C H

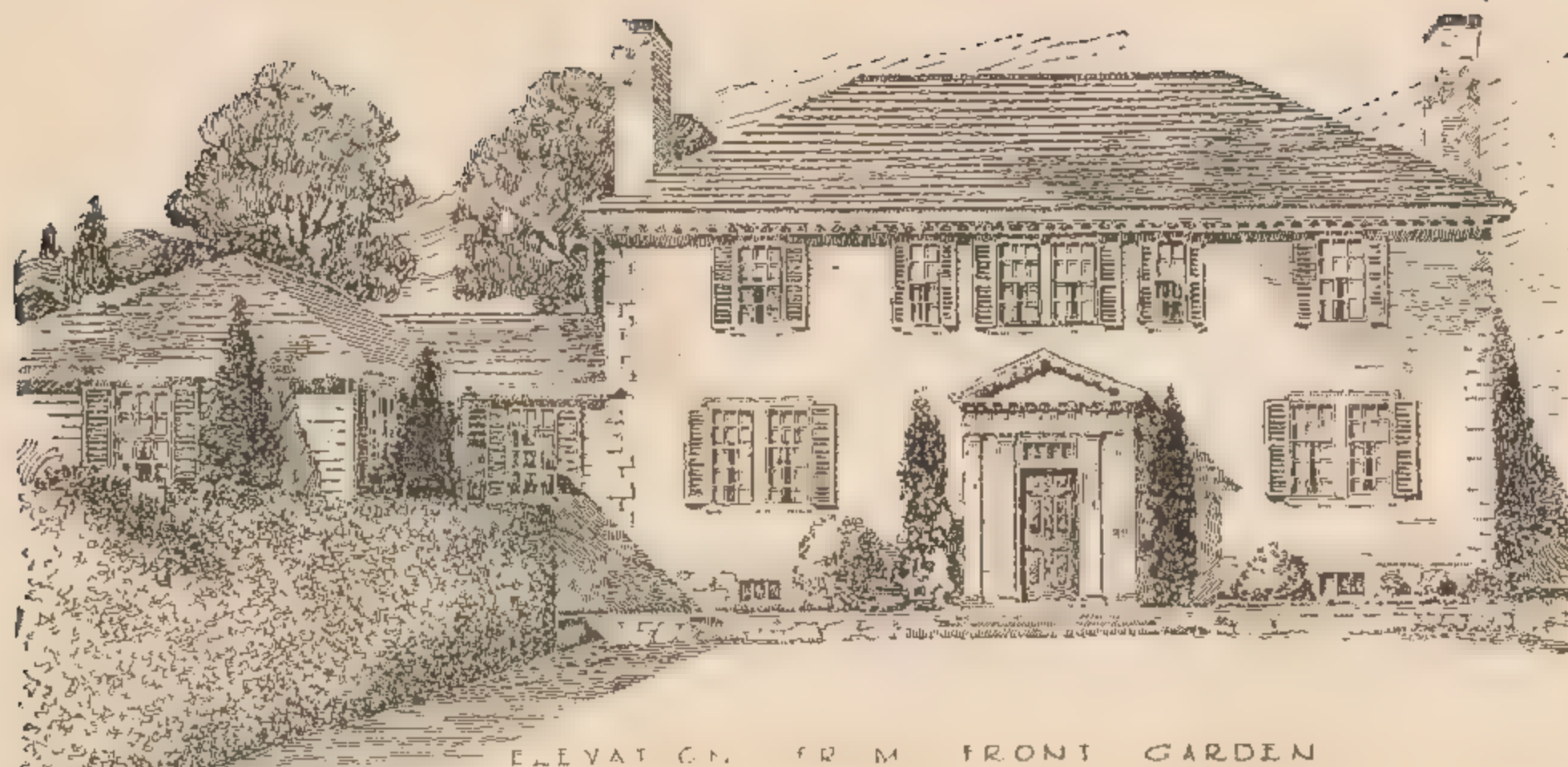
A SMALL MODERN HOME FOR INDUSTRIAL AREAS.

AREA: 1400 sq. feet
taking in both floors,
excluding garage.

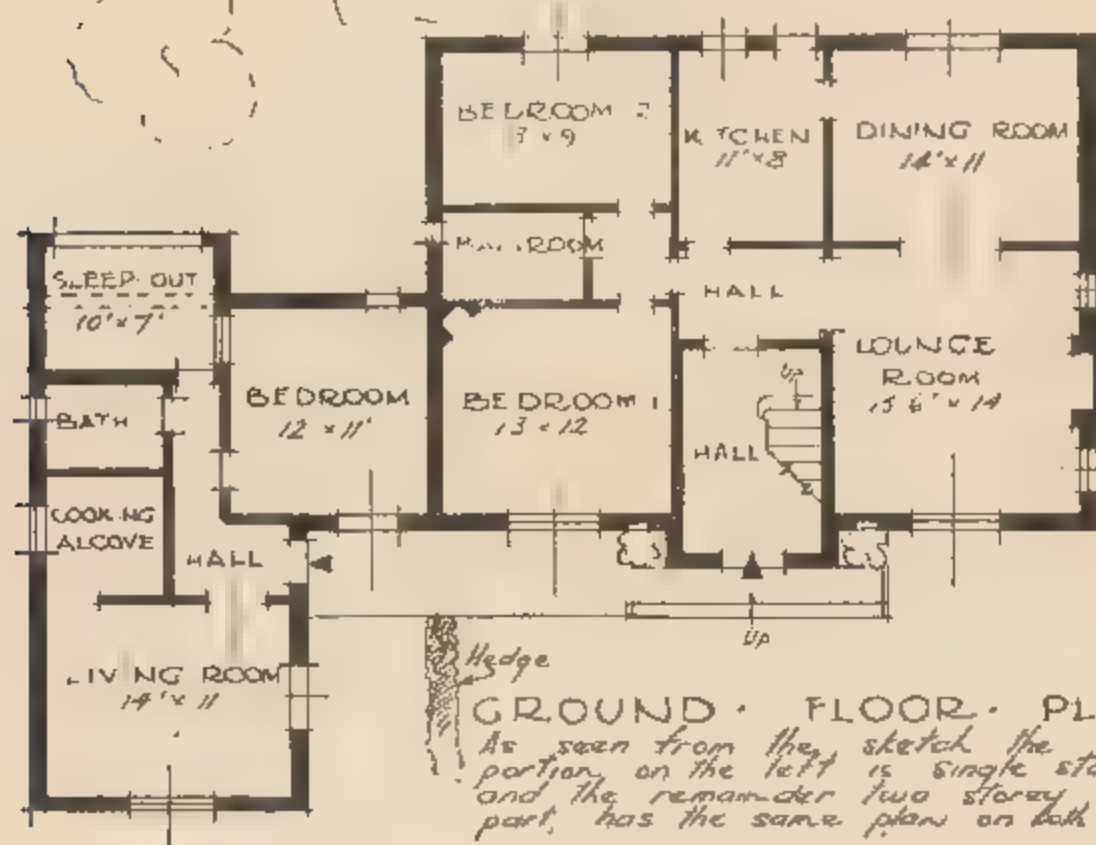


UNUSUAL YET INVITING.

With a few more square feet to its area, this home need not be confined to industrial suburbs for not only is the planning excellent, but the arrangement could be made very attractive, and should meet the requirements of the average suburban family with the facilities for entertaining in a small way. As designed, the elevations would be modern and happily balanced and the home could be made most inviting in well-designed grounds, indeed with such large modern windows, one does not want to be too near the street. Provision for a car is included. The cloakroom near the entrance is a nice feature, too often absent in Australian plans. The lounge and dining room en suite is also a happy idea, as neither alone are none too large for a three-bedroom home. There are plenty of built-in cupboards to cheer the heart of the house wife.



ELEVATION FROM FRONT GARDEN



GROUND FLOOR PLAN.
As seen from the sketch the portion on the left is single storey, and the remainder two storey, this part has the same plan on both floors.

CONSTRUCTION OUTLINE
FOUNDATIONS Brick
WALLS Selected mottled Bricks
ROOF " " Tiles
TILING To Bathrooms, Kitchens, Main Hall
CEILING'S Fibrous Plaster

A THREE-UNIT SCHEME IN BRICK.

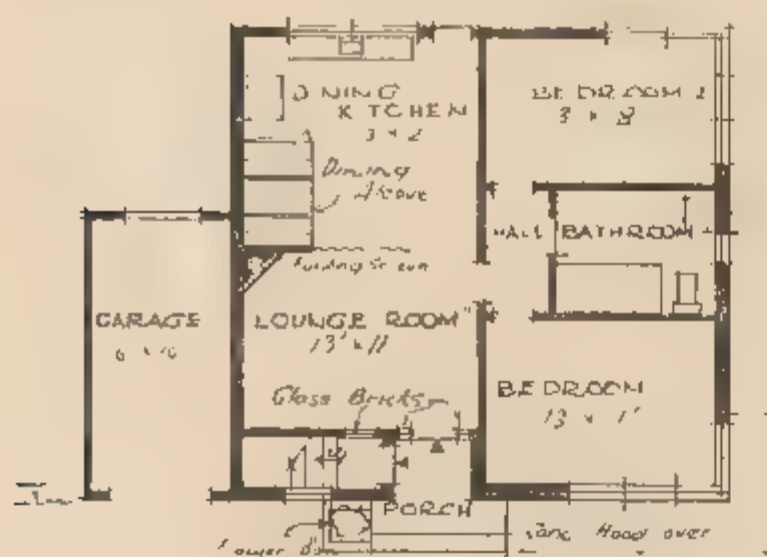
OF AMERICAN DELINEATION.

Most people would be pleased to reside in a residence of the elegance shown in this picture, but at the time when this mode came into being, few families consisting of father, mother, and two small children could have afforded to live in any place so imposing. But our designer has here shown how two families of this size, together with one of the man and wife, can all be housed in these pleasant surroundings at a very reasonable rent. There is nothing outstandingly original about the planning of the two-storied portion but at least it is straightforward and adequate. The drawing is of American origin adapted to the plan. The one-storied portion has a little sleepout, which could be utilised as a second bedroom. It happens to be the only thing in the way of a verandah in the whole design. Some people might demand a sun-terrace or verandah which might be placed outside the dining room.



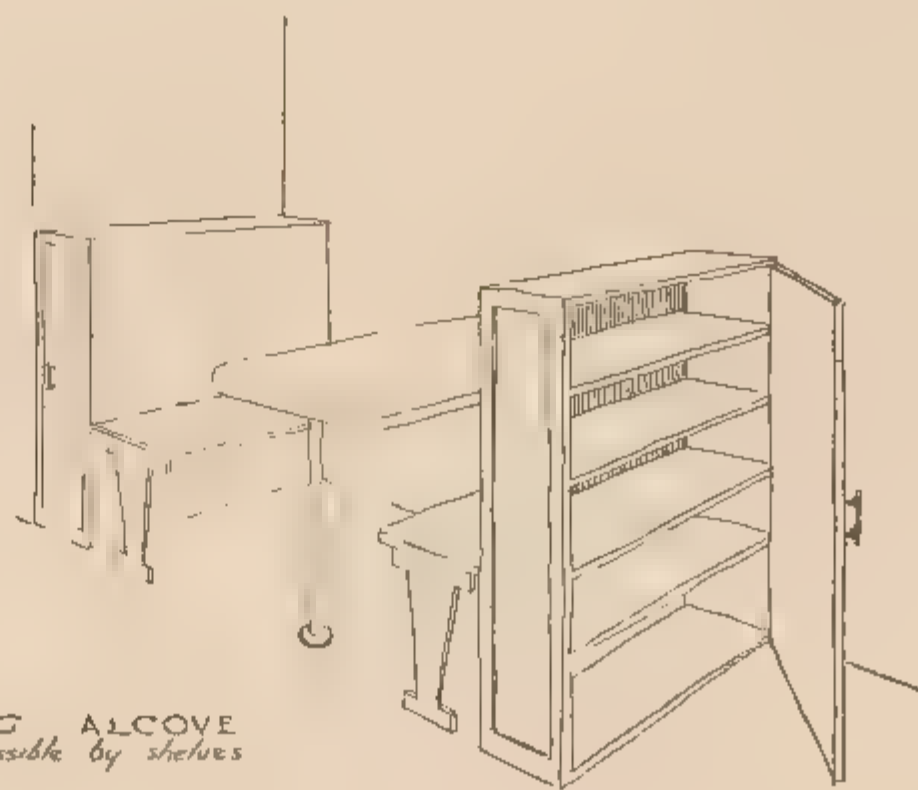
PERSPECTIVE SKETCH FROM FRONT GARDEN

*Curved Hood over Entrance and Bedroom
hood is constructed of concrete*



GROUND FLOOR PLAN

*The 1st floor plan is identical
to the ground floor with the
exception of the 10 x 12 room E.
which is 10 x 12 smaller*



DETAIL OF DINING ALCOVE
Space utilised where possible by shelves

A SUGGESTION FOR A MODERN SMALL PAIR

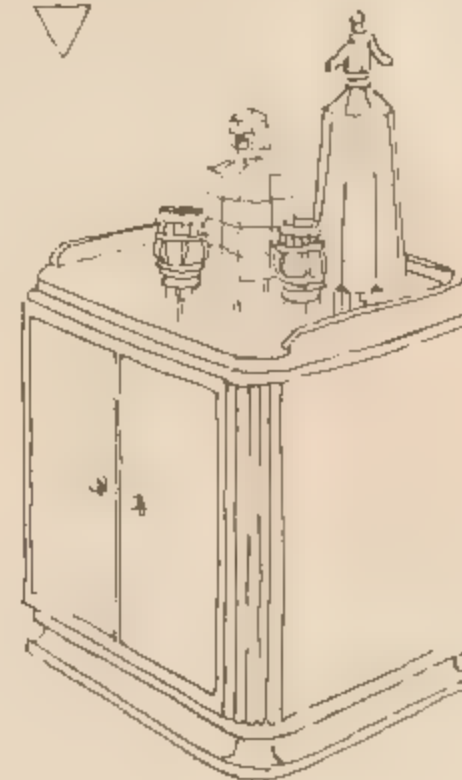
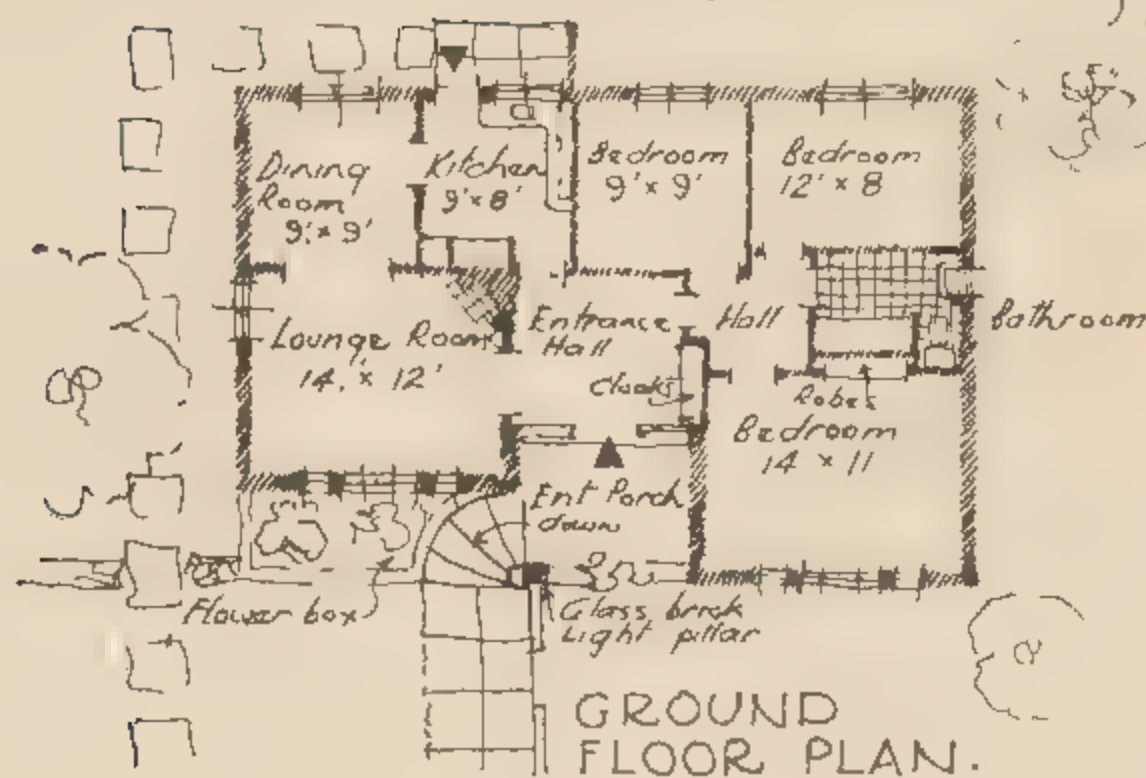
EXTRAORDINARY.

If the young wife desires a home in the modern mode her husband has a good chance of providing it if he decides to build in accordance with the above design which includes all the advantages of most average-sized homes, at considerably less outlay than many. For a small two-unit home it is remarkably complete and each flat is self-contained and private. Owing to the lounge and kitchen-dining room being practically one room, the comparatively small dimensions does not matter very much, but the bedrooms could do with a trifle more space, 13 x 11 is not really very much for two people. However the arrangement is such that a little adjustment of the dimensions would not interfere with the adherence to the plan which is good of its kind. The roof of the garage could be utilised as a sun terrace for the top flat. The meals alcove detail is neat but it is doubtful if there would be room for the door of the cupboard to open as shown.



PERSPECTIVE
LOOKING FROM FRONT

LOUNGE ROOM DETAIL



A HOME FOR THE RURALIST

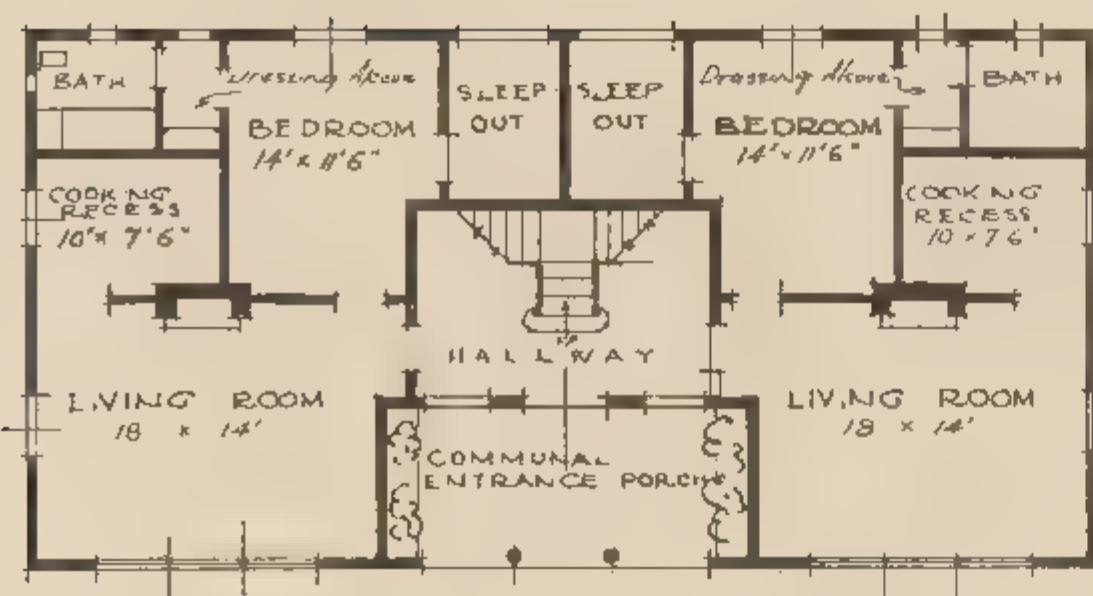
WELL ABOVE THE AVERAGE.

The rural worker living in this house is provided with city water and electric light, according to the plan which is something most country people have desired for many years, but only a few to date have been able to enjoy. The design, however, would be quite nice for people in the suburbs, or those lucky enough to live where these facilities are now available. It would make a charming little week-end place for a family of four. The rooms are not very large, but their arrangement is particularly happy and well thought out. If any member of the family has to retire early to bed, to arise in the small hours, as so many country people must, they will not be disturbed by those who stay up talking in the living room. The exterior of the cottage is full of character and is neat and attractive into the bargain. Indeed, this design is well above the average in small house design.

No. 141



SKETCH OF FRONT ELEVATION.

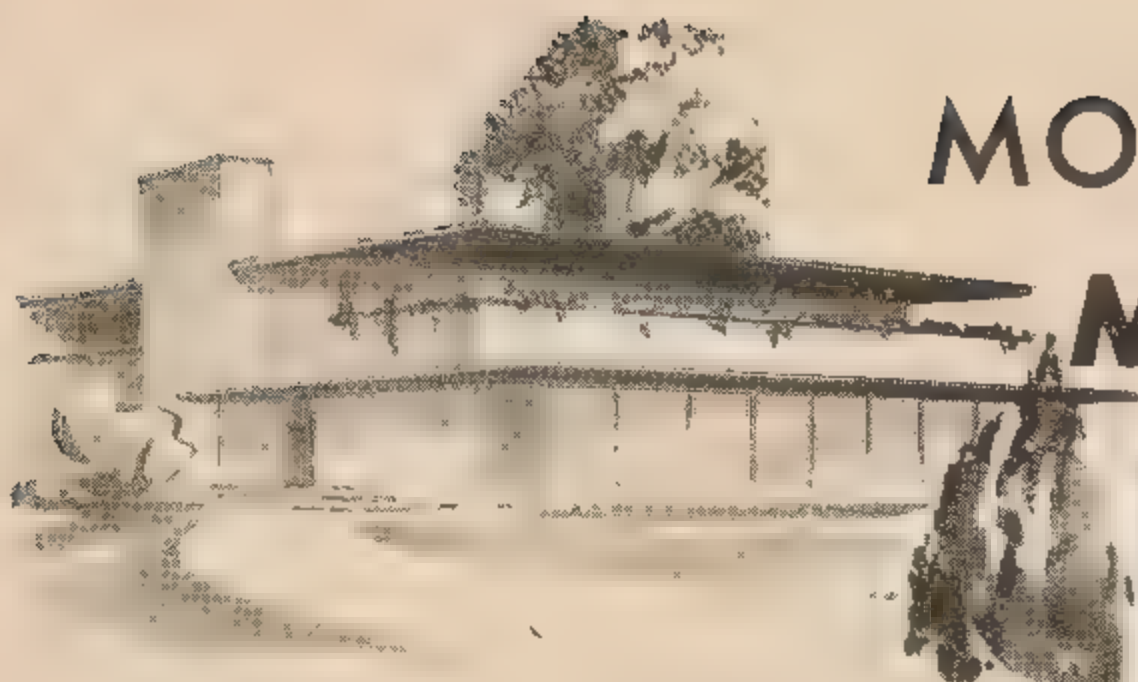


PLAN OF GROUND AND FIRST FLOOR.

AN ATTRACTIVE "RESIDENCE" FOR 4 BACHELORS

CATERING FOR SINGLE MEN.

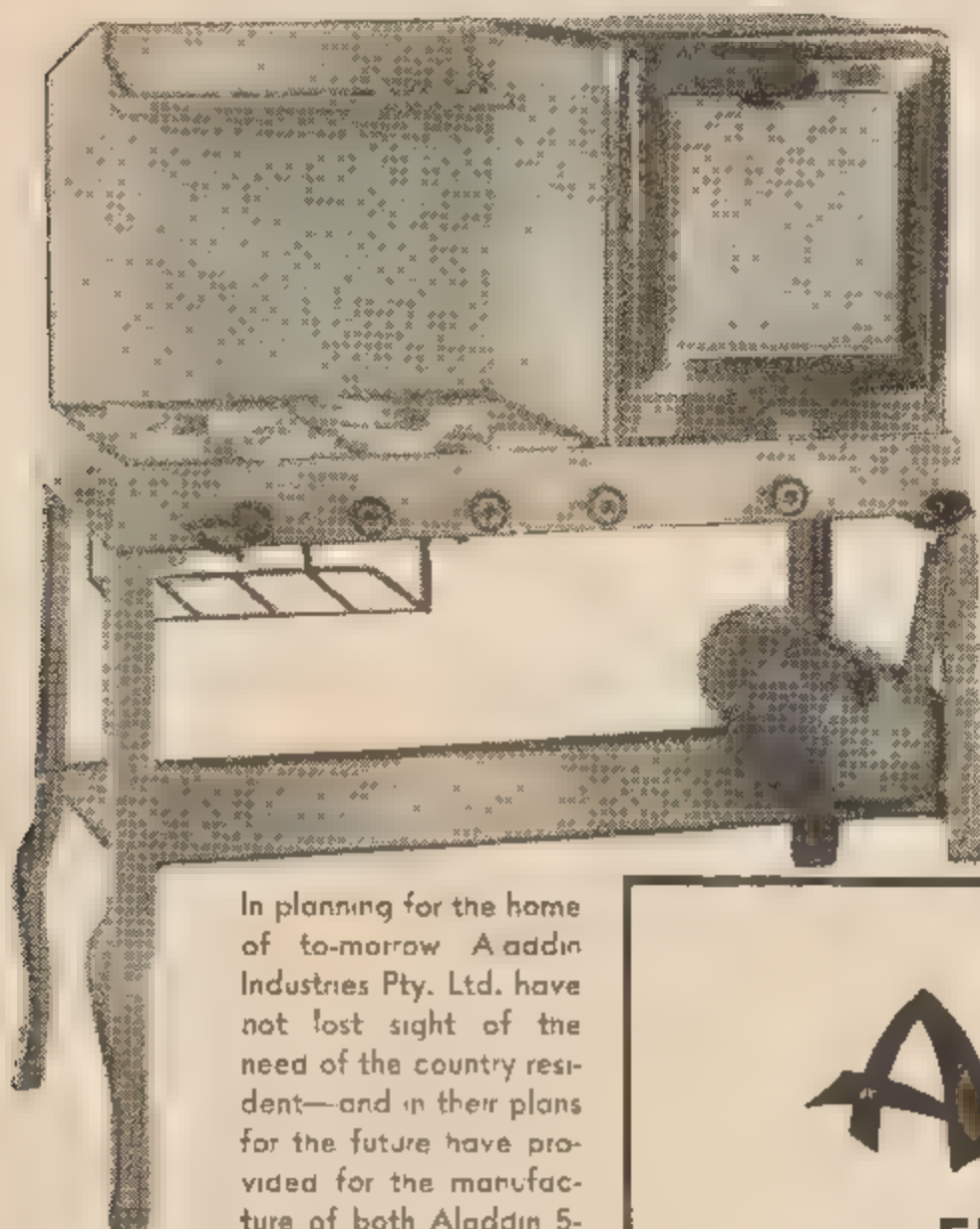
This design shows how comfortable the single man, or woman, can be housed under modern conditions. It might be argued by some people that if too many flats of this kind are allowed to be built there will be no inducement for young people to get married. The front facade of the building in the American timber manner is dignified and pleasant, and would look well carried out in any material. Although the little flats only consist of two rooms and conveniences these are very nicely arranged, both for convenience and general appearance, and although the tenants share a communal entrance and hallway, the flats themselves are private and well isolated. The entrance and hallway themselves make an attractive approach, providing an air which could easily be sustained by the furnishing of the well-proportioned and roomy living-rooms.



MODERN HOMES NEED MODERN LIGHTING

IN the planning of your post-war home remember that correct lighting plays a vital and important part in the interior decorating scheme. Artistic pottery base table lamps, for example, lend a dainty note to the bedside table that no other decorative touch can equal. And for the living room or "easychair" corner what can equal the practical luxury of a graceful pedestal "Better Light — Better Sight" model with opalescent light diffusing bowl and candelabra light unit?

These and many other beautiful applications of correct lighting to the modern home — are being planned by Aladdin NOW for release as soon as "V"-day dawns. Keep in touch with your local supplier for further details.



In planning for the home of to-morrow Aladdin Industries Pty. Ltd. have not lost sight of the need of the country resident—and in their plans for the future have provided for the manufacture of both Aladdin 5-burner kerosene ranges that make cooking a pleasure and an improved kerosene refrigerator specially designed for the country home. Ranges are ready now in limited quantities — refrigerators, however, must wait for "V"-day.

Aladdin ELECTRIC AND KEROSENE MANTLE LAMPS



NOT NOW...

BUT SOON!

At the present time you may not be able to buy the smart Aladdin Electric and Kerosene lamps illustrated above but the time is coming when all your requirements for home beautifying will be readily available. Until then invest all you can in War Bonds

K90-3697

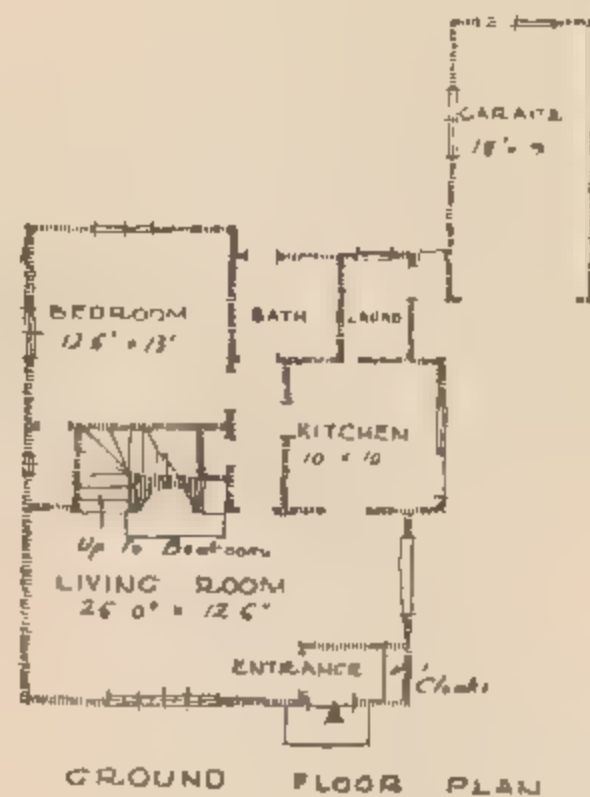
ALADDIN INDUSTRIES PTY. LTD., 61-71 BOURKE STREET WATERLOO, SYDNEY



SKETCH FROM FRONT GARDEN

DETAIL IN KITCHEN SHOWN BELOW

A small "working board" is designed into the cupboards to provide space upon which work such as the preparation of vegetables etc. may be carried out



A SMALL WORKMAN'S HOME
With Bedroom or Study on First Floor

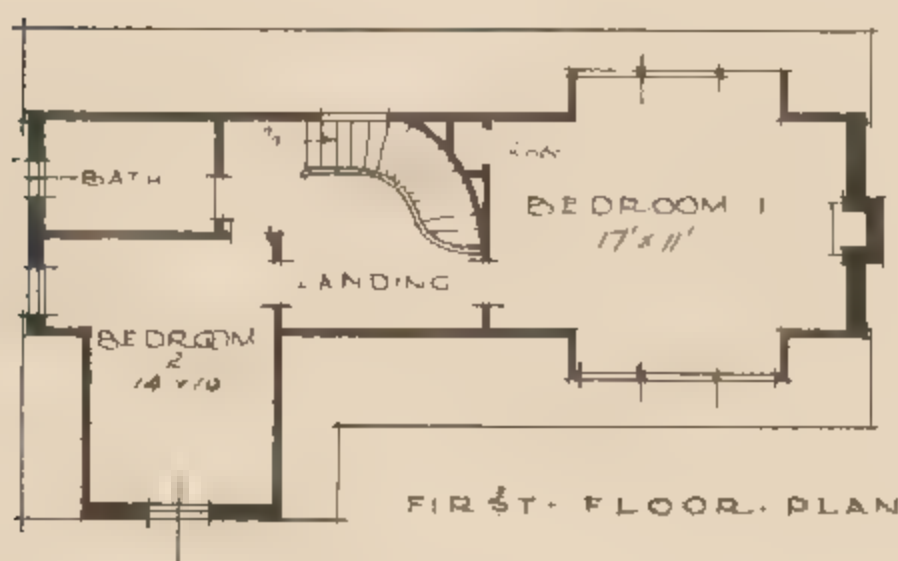


SUITABLE FOR AN ARTIST.

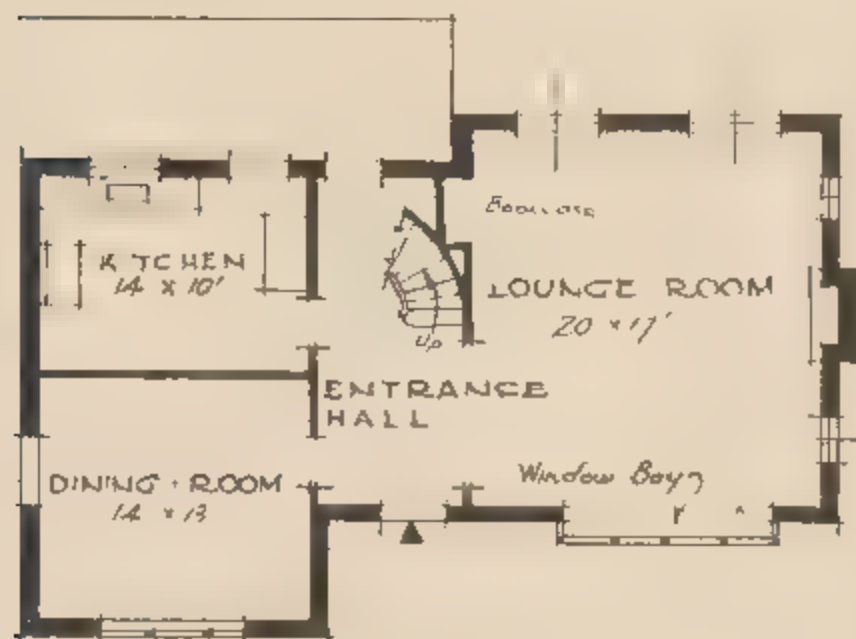
Here is an attractive little home designed for a studious workman, but just as suitable for a city clerk, or business man with two or three children. It might also suit an artist, for the nice large living room (26' x 22' 6") with its splendid lighting might make an excellent studio. In the latter case the bedroom on the ground floor could be used as a dining room. The only disadvantage being the position of the bathroom. It could be made very comfortable and attractive. It might be a good idea to cut out the kitchen door just opposite the entrance door, for although the latter is screened the door into the passage should be enough. The designer has thoughtfully reminded us of the decorative value of saplings round a timber house.



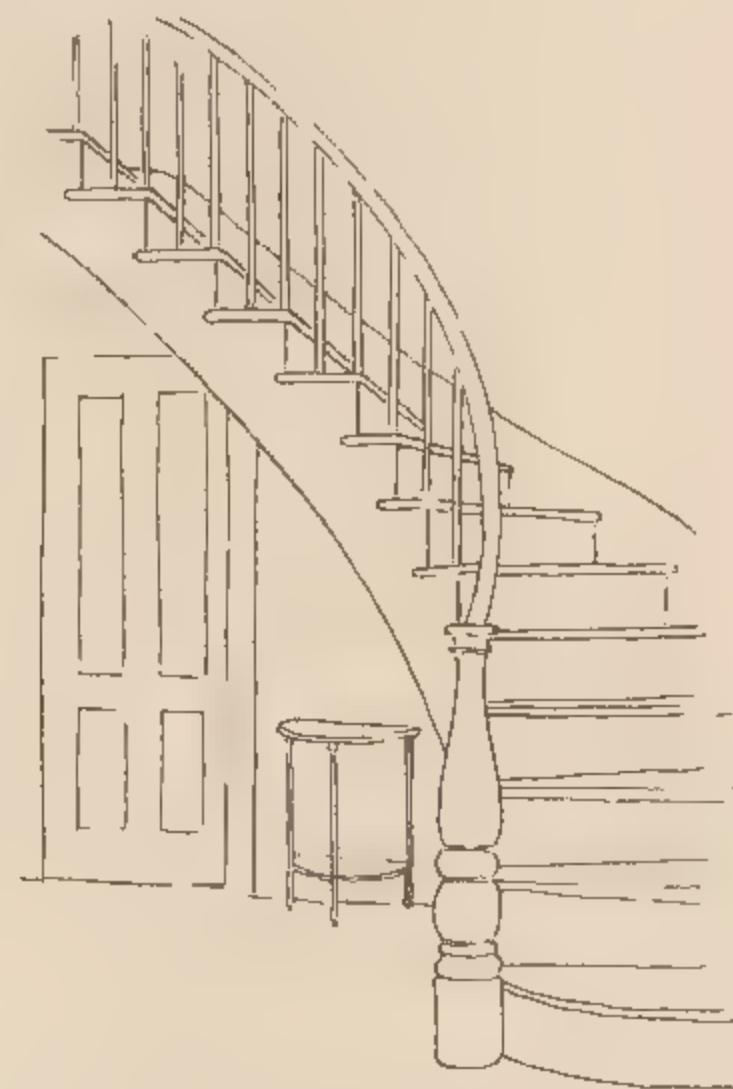
BIRD'S EYE VIEW FROM FRONT



FIRST FLOOR PLAN



GROUND FLOOR PLAN



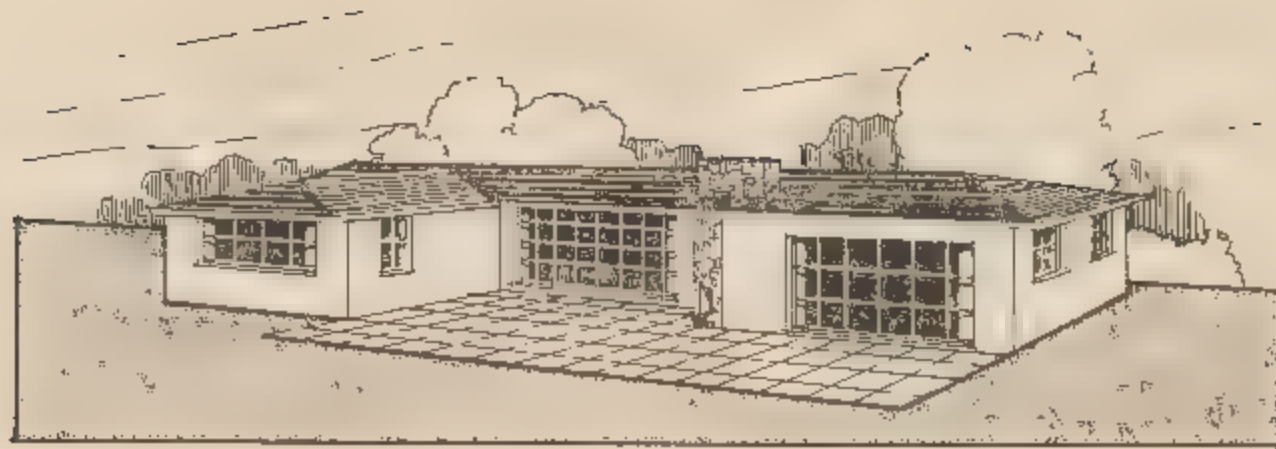
DETAIL OF STAIRCASE.
Constructed of light-grained
Australian hardwood with
highly polished handrail
and newels

A NEATLY DESIGNED WORKER'S HOME

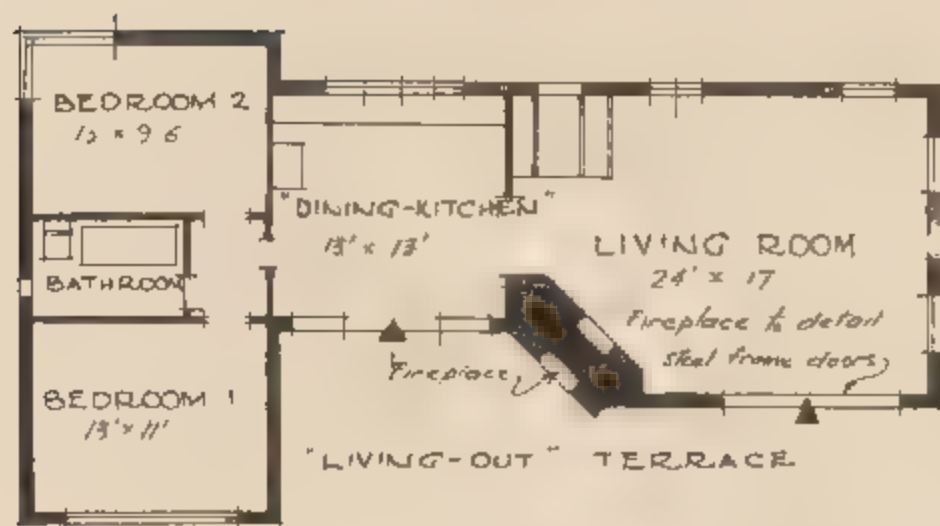
QUAINT AND SQUAT.

This quaint little cottage is somewhat reminiscent of the old Dutch influence in exterior design, and is sure to be popular with many wanting a little home containing lounge, dining room, two bedrooms, kitchen and the usual conveniences. These are all provided in a storey and a half design which is original and could, undoubtedly, be made very charming inside and out. The entrance hall is practically part of the big lounge which, with windows on three sides of it and the graceful lines of the staircase as shown, visible from some parts of it, would be a very attractive interior. Most of the planning is straightforward, and mostly noticeable for its nice spacious interiors and pleasant vistas and possible effects. The worker who obtained such a home would indeed be fortunate.

No. 144



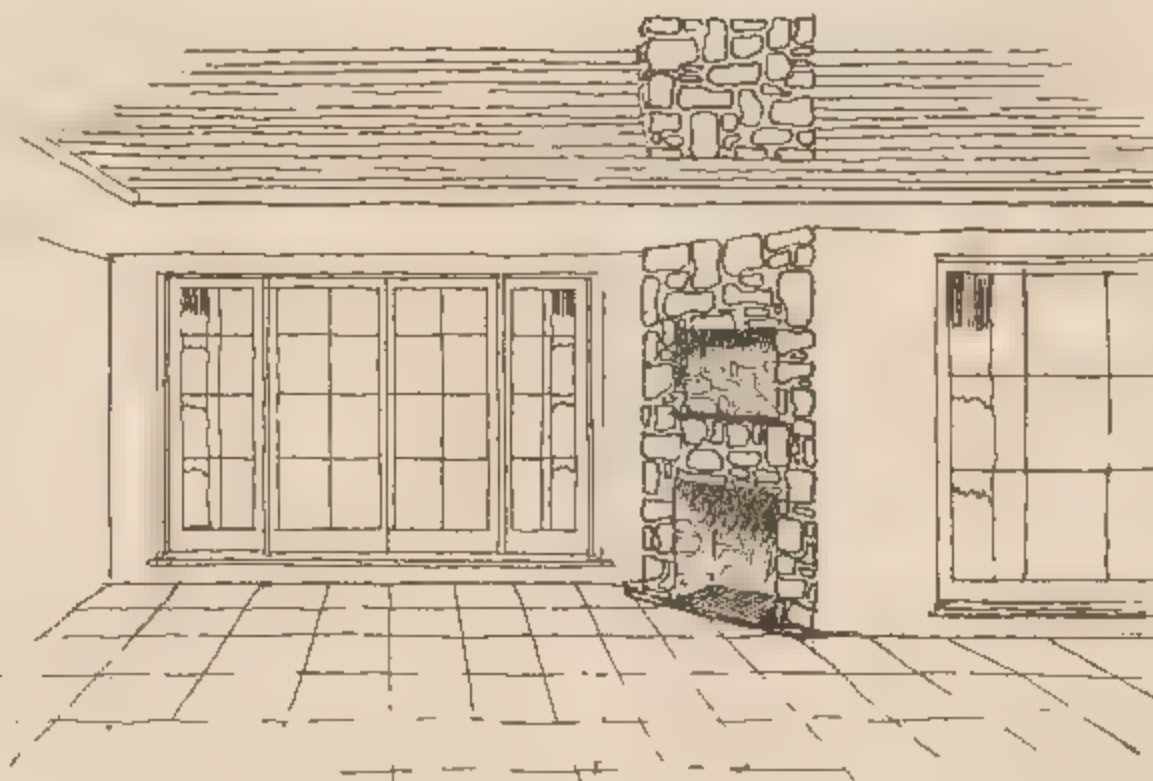
"BIRDS-EYE" VIEW FROM FRONT



GROUND-FLOOR PLAN.

One of the main features being the "Living-out" Terrace with an outside fireplace for "evening chats". The main entrance can either be through the living room or through the dining-kitchen.

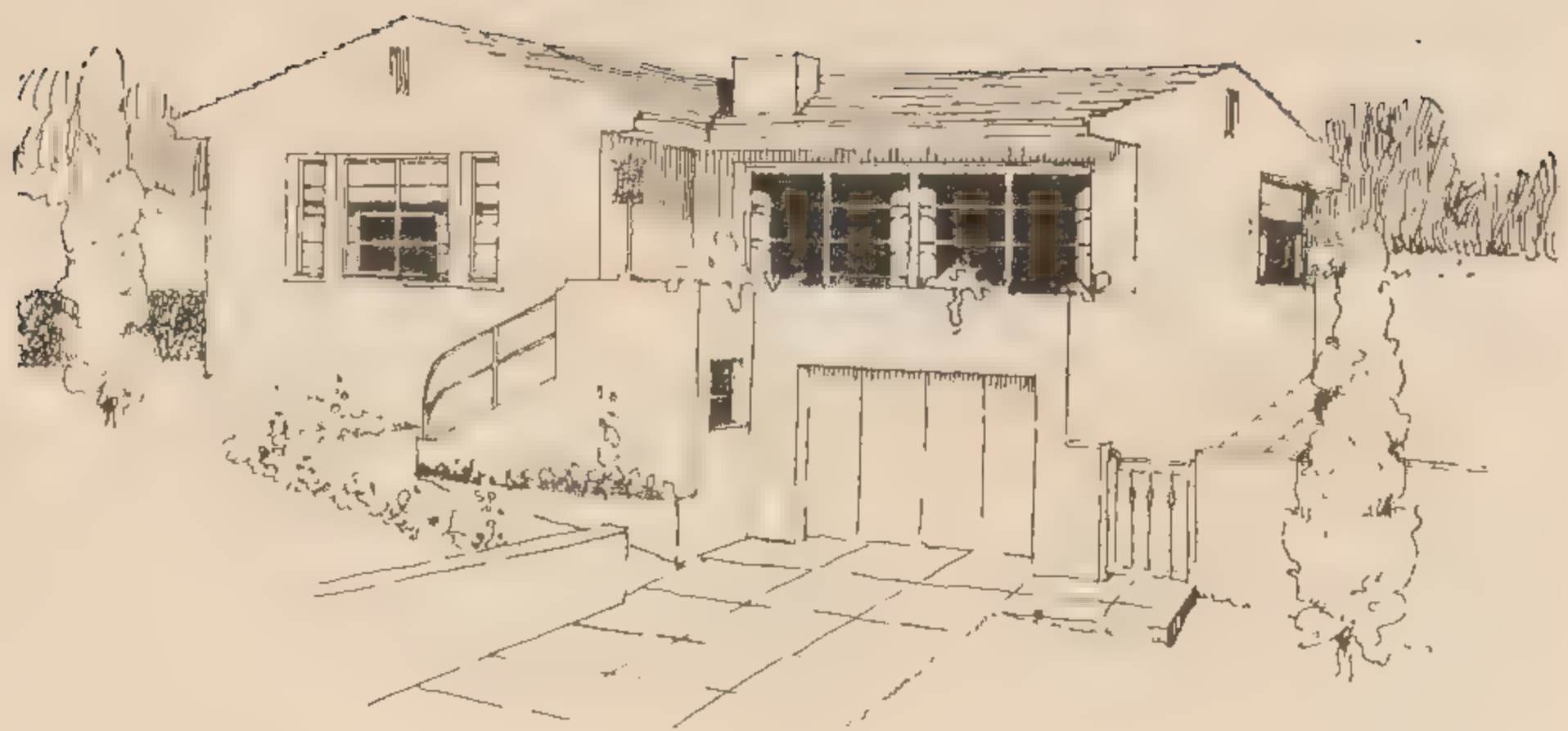
A SMALL COMPACT WORKER'S COTTAGE HAVING TWO BEDROOMS LIVING ROOM AND AN ULTRA-MODERN KITCHEN



DETAIL OF ENTRANCE

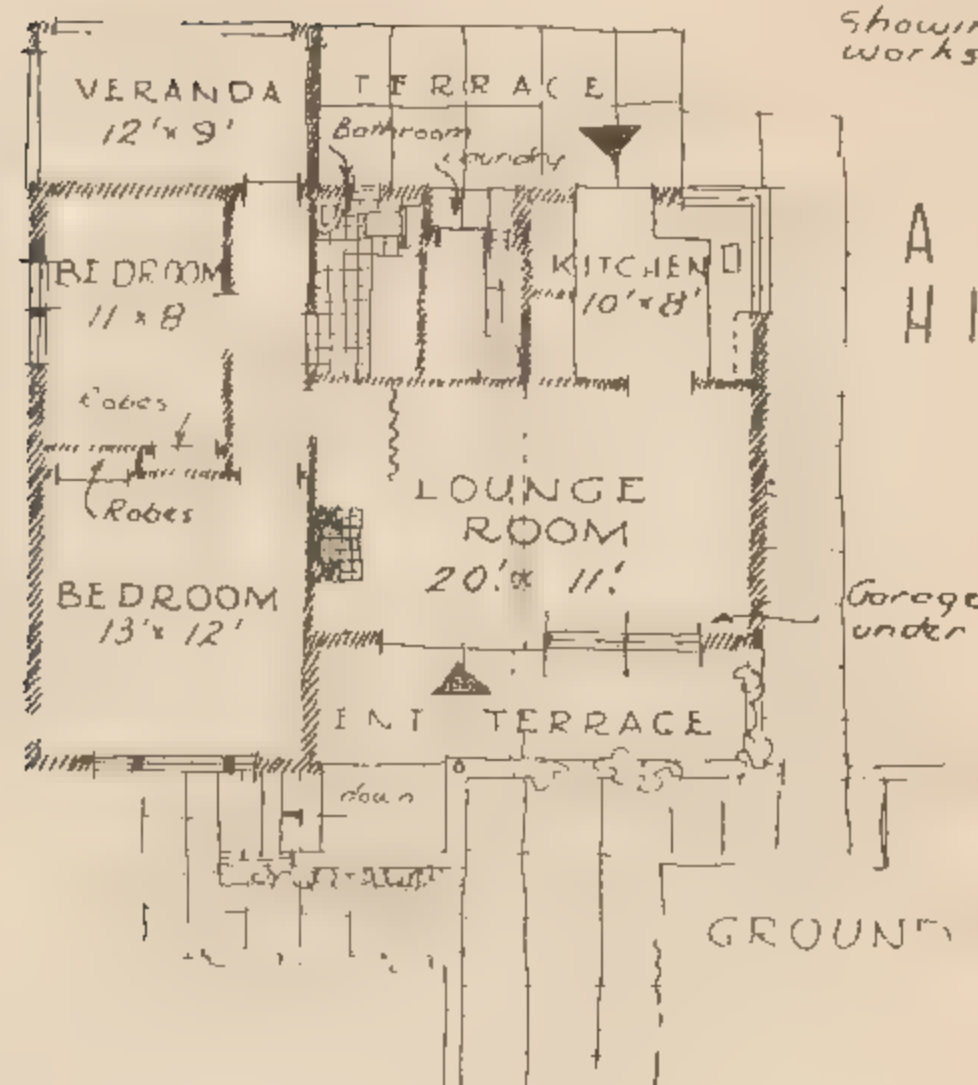
FEATURING THE LIVING-OUT TERRACE.

This is a neat little cottage well calculated to appeal to a worker and his wife who do not wish to spend too much time indoors after being engaged inside for forty-four hours in the week. The actual housework in such a home should not take long, once the cooking and washing up is done, but it is doubtful if the outside fireplace on the living terrace would add to the joy of their life, as when the weather is fine, they would not require a fire, and if it were cold or wet, they would not want to be outside, with a perfectly good living room with lots of light and almost as much air and view as they could possibly enjoy outside. The stone chimney stack makes a nice central feature to contrast with the plain walls, and maybe the terrace would be a nice place on which to welcome a caller, that one would hesitate to ask directly into one's dining-kitchen.



SKETCH FROM FRONT

showing Garage and workshop under Terrace



A WELL PLANNED
HILLSIDE HOME.

THE VERANDA MAY
BE MADE INTO A
THIRD BEDROOM

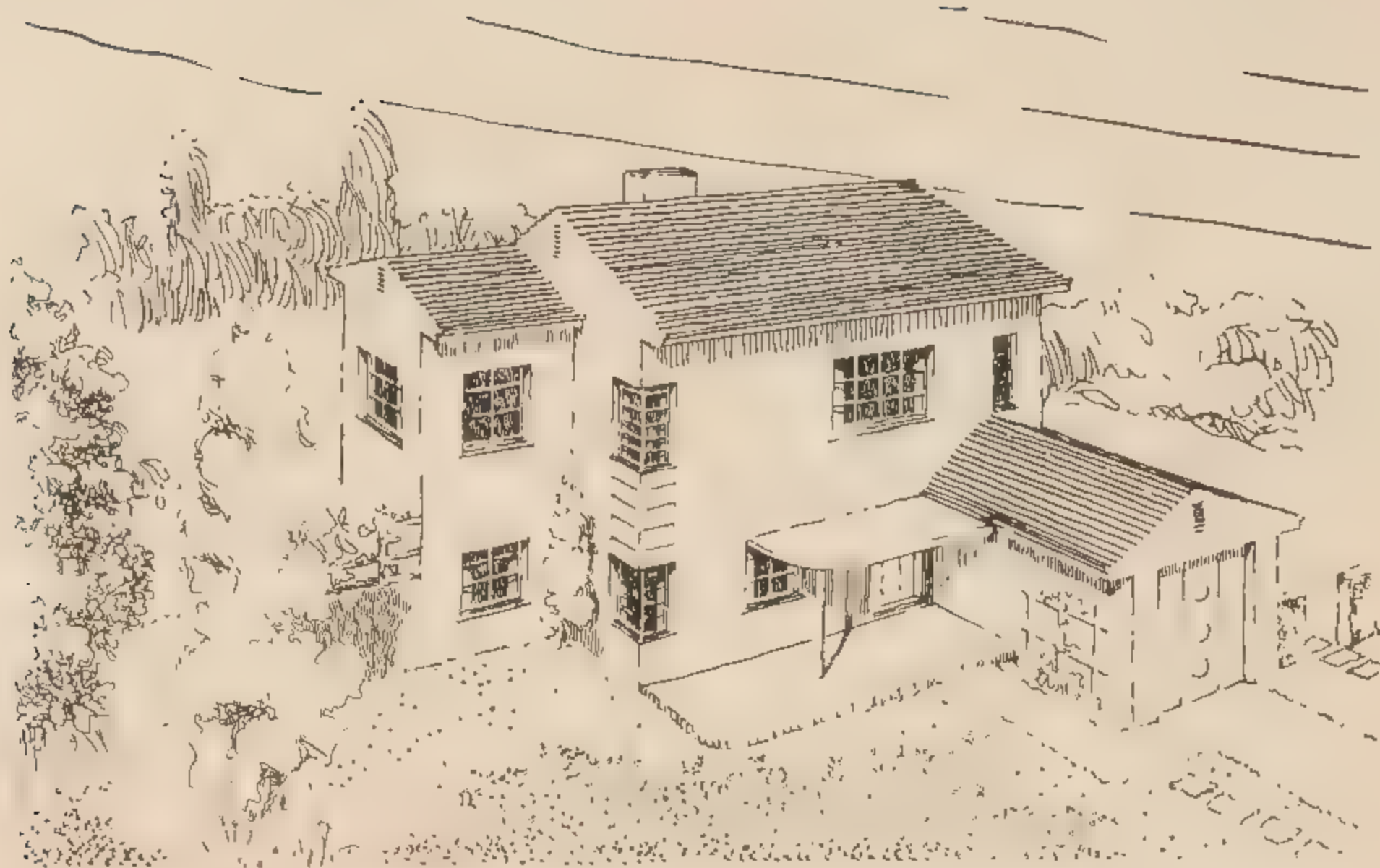
Garage
under

GROUND PLAN

FOR THE HILLSIDE.

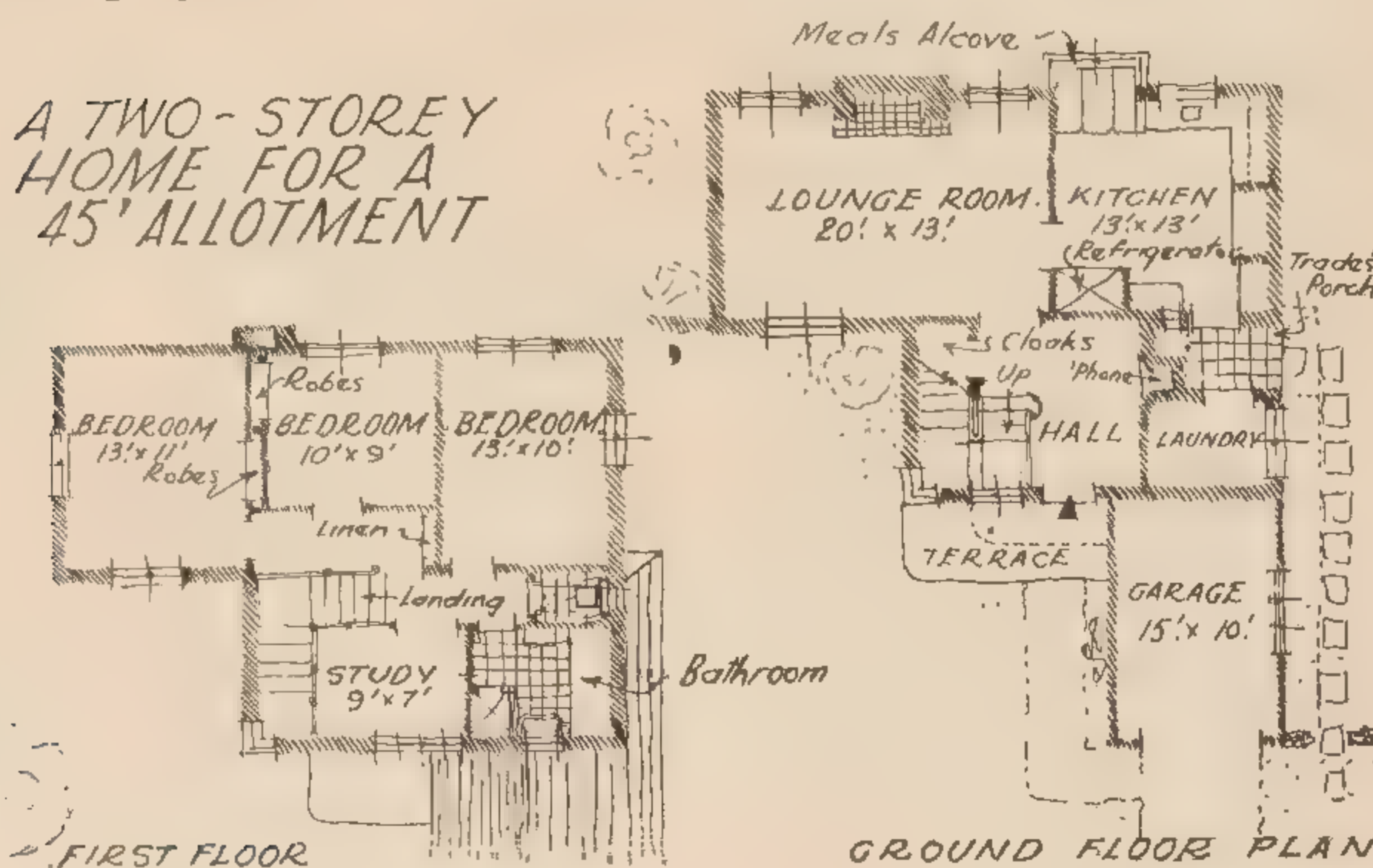
One of the great advantages of employing a skilled architect to design even a small home is the fact that he is able to take greater advantage of the contours of a site than any designer with little practical experience. In the case of this little home designed for the hillside the fall of the land allows of the garage being located under the main room and terrace and gives the little building an appearance of greater importance than it might otherwise have exhibited. The little home itself is satisfactorily planned, and should be economically constructed, for the little circulation space is the central passage giving access to the bathroom. The bathroom and kitchen being so near to each other makes for easy and economical plumbing, and with two verandahs and a terrace, not to mention the large window space, the occupants should enjoy plenty of open air and sunlight.

No. 146



"BIRD'S-EYE-VIEW" FROM FRONT.

A TWO-STOREY HOME FOR A 45' ALLOTMENT

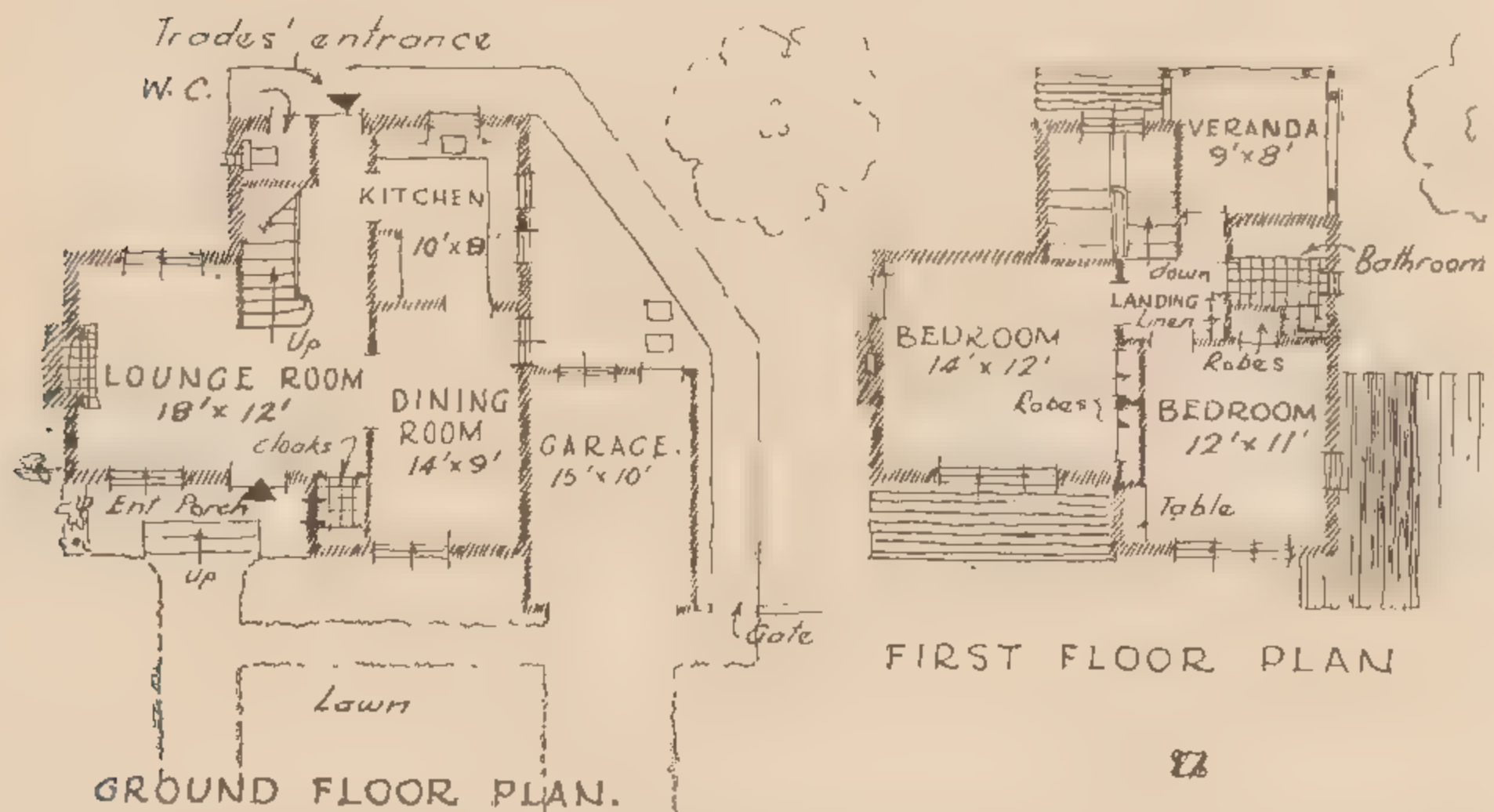


A ROOMY HOME FOR SMALL ALLOTMENT.

As long as land is cut up into small allotments, architects have the extra problem of designing homes that will not appear to huddle together, or express a poverty of space internally. The designer in this case has provided an extremely well designed and roomy home for a small allotment by wisely making it two-storey. The building itself will be about 35 ft. wide, thus allowing 10 ft. between it and the boundary. The plan is attractive with comfortable accommodation for an average-sized family and includes a garage and a study well placed for isolation from the ordinary distractions of home life. The living room is nicely lighted and should be pleasant with windows overlooking both back and front gardens. The kitchen is well placed and contains a meal alcove.



P E R S P E C T I V E S K E T C H



A SMALL TWO-STOREY HOME

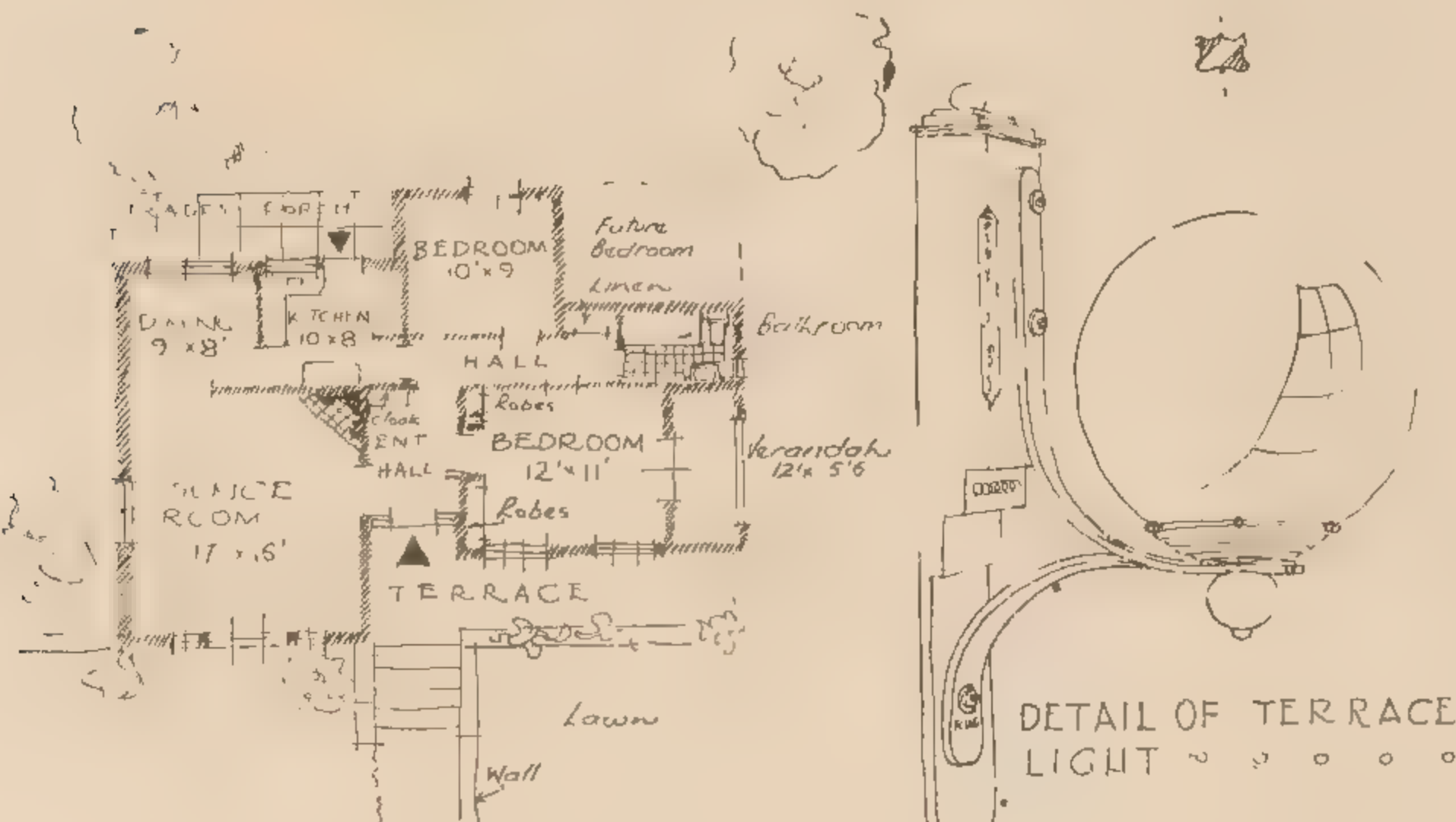
SMALL BUT DIGNIFIED.

With our capital cities spreading out in all directions it seems as though our large rambling bungalows will have to give place to two-storey houses, and the single-storey cottages give place to two and three unit homes and flats, if the city workers are to get to their jobs and home again in reasonable time. Those who have lived in two-storey dwellings much prefer them to the one floor type, unless there is an objection to negotiating stairs, for they say the upstairs portion keeps the rooms downstairs cooler and sweeter in summer and tidier at all times. This is a comparatively small home but it has the dignity of a large one and could be made very attractive. The staircase is made to contribute a decorative element in the lounge hall. The design would be improved by a larger entrance porch as no entrance hall or vestibule is provided. The upstairs balcony could be made a third bedroom if required.

No. 148



E L E V A T I O N



GROUND FLOOR PLAN.

A STRAIGHTFORWARD HOME

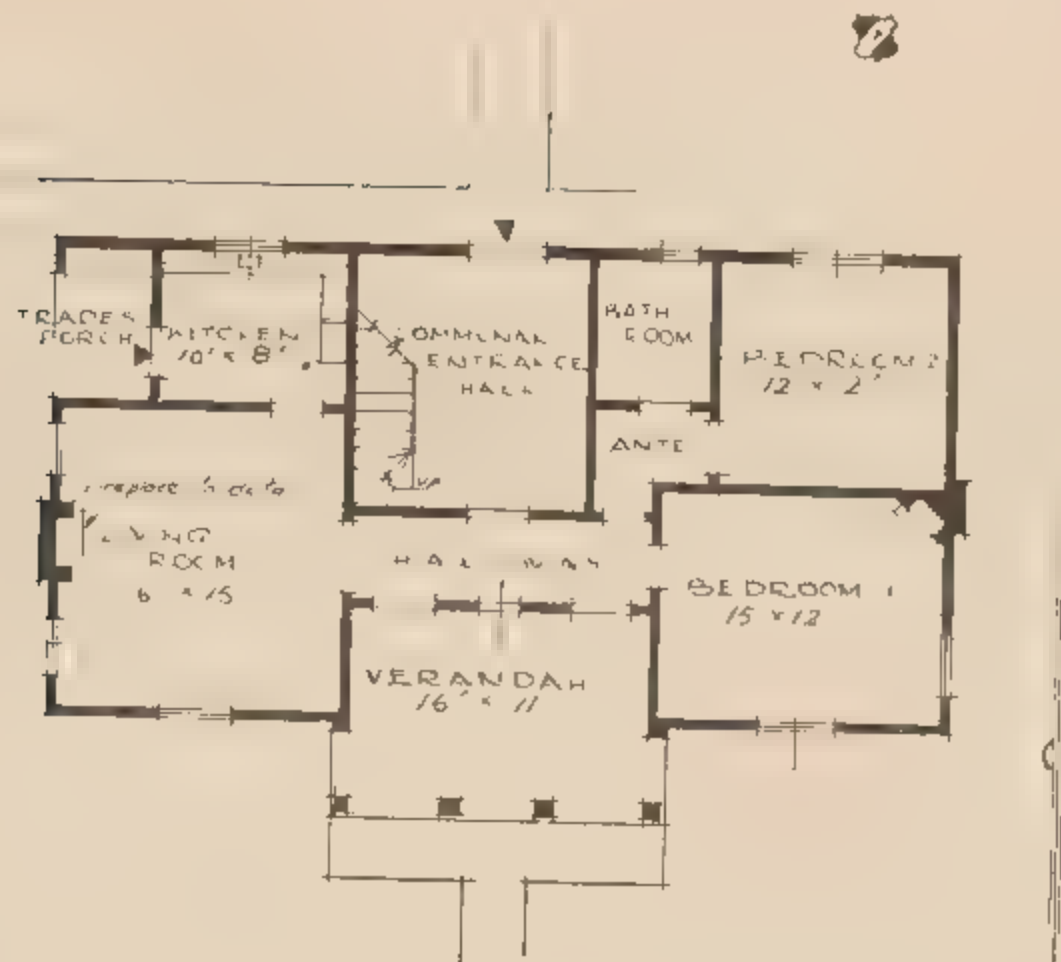
FOR A GROWING FAMILY.

Many people like building a little home that can be logically enlarged when they have a little more money or their family is increased, or growing up, because, although Australians seldom live in a rented home for many years at a time, as do people on the other side of the world, they become fond of the home they had built for themselves and like to stay in it. Well, this little place is designed for this sort of person. It is a nice, compact, little place just suited to the quiet home folk whose pet hobby is found in the small things that contribute to what is called "home life." It is not aggressively modern in design but it has an appearance of comfort well sustained in its interior arrangements. Space is shown for an extra bedroom which can be built at some future time; access to it will be obtained by a door where the linen cupboard is shown, or this can be used for a passage extension, giving on to two rooms if necessary.



PERSPECTIVE FROM THE NORTH

CONTAINING TWO TWO BEDROOM UNITS
WITH LARGE VERANDAH SPACE FOR
SLEEPING-OUT OR DINING-OUT



GROUND FLOOR PLAN
Repeat for 1st floor

Plan is specially designed for a site with no particular view from front, but the Living Room and Main Bedroom face the rear (North) and an ornamental rear garden makes a good substitute for the loss of a view. Also, the 1st floor flat can be entered from the front whilst the Ground floor flat could have its permanent entrance from the rear.

ARCHITECTURE THAT ENDURES.

One of the proofs of the satisfactory nature of the colonial types of domestic architecture is the quiet dignity which appears to radiate from them after viewing a varied assortment of other designs. Anyone doubting the truth of these words should glance carefully through this book returning afterwards to this elevation from an American drawing, and any other Georgian designs they can find. In the above plan it will be seen that the communal entrance is at the back of the building, and the portico serves really as a verandah for the ground floor flat. The first floor is compensated for by having the exclusive use of the sun-terrace above it. The latter probably would have the use of the back garden, while the ground floor flat would use the front.

WHAT OF THE LANDSCAPE GARDENER ?

By B. COULDERY WOODS.

There is one class for which no provision seems to be allowed in the many plans being made for the future, and that is the professional landscape gardener. We do not necessarily refer to the gardeners who layout and tend the public gardens and parks—they are not a very large section of the community, but rather do we mean those who hitherto have followed a joyous profession of utilising the forms of art and nature to beautify the surroundings of those who have the taste, and the money, to employ them. When all the larger estates are cut up into "handkerchief" blocks, to provide room for workers' cottages, and flats, when those making large incomes are so heavily taxed to pay for free medical services, baby bonuses and pensions for the many who have been less fortunate or less thrifty than themselves, to what depths will the beloved profession, and all his art and knowledge, sink unless there be left a few affluent people to engage his services, and develop the art of horticulture.

Apart from preserving trees and extending the arboraceous science, are they not providing us with a standard by which we measure our ambitions? Do they not give us a form of beauty which otherwise might be denied to us, showing us a measure of elegance to which our surroundings may be brought with a proper appreciation of natural and contrived grace? London is exceedingly rich in parklands only because the at-one-time affluent donated or bequeathed them to the nation—and think how much poorer all the people of London would be, had they not these health-giving and beautiful parks to enjoy.

Possibly certain features of the landscape expert's art can be incorporated in the community centres and model villages of the future, but there are certain items which combine to make the grounds of the mansion places of delight that would have no place in the proximity of a collection of small homes. Those beautiful, if ostentatious, entrance gates, with elegant stone piers, ennobled by their well-proportioned mouldings, and possibly enhanced by the natural growth of climbing plants, which partly cover their lines; the equally handsome wrought-iron gates, after the manner of the old craftsmen such as Jean Tijou, and the stately flights of steps and balustrading, which marked the different levels of terraces. Stone and brick walls surrounding parks and grounds are not common features in Australia, but only those who have seen them in other countries can imagine the beauty of the garden wall that has been designed for ornament as well as seclusion, with plant-life specially selected for the purpose, not hiding, but enriching, the effects. Not the least enticing and decorative items may be the well-designed entrance in such a wall. Another graceful feature may be the dry wall sometimes used to face a terrace. It is a retaining wall, hand packed, frequently having a slight batter, and its various members are set in earth, instead of mortar, in the interstices of which are planted flowering plants, which, when grouped in well-considered patches of colour, can be very delightful!

Another ornamental feature which is only suitable to extensive grounds is the water-pool and fountain, as distinct from the memorial fountains we are used to in public parks. What can be more lovely than the trickle of water heard in the depths of a sequestered garden? Nothing, perhaps, but the sight of a nicely designed architectural feature, or a flowering shrub against a dark, leafy background, reflected in the depths of a quiet pool. Water can be as ornamental as it is useful in the garden, and no one realised its potentialities in this respect more than did the late Sir Edwin Lutyens, who never missed a chance of incorporating it in his architectural works and garden designs.

Even the cottage garden may, and does, use the pergola, but few of us can do this feature the justice it merits as could the large estates, particularly in Italy, the home of its birth. A very beautiful, and uncommon, type is shown on this page formed of Cordon fruit trees, which must be a joy to view in Springtime.

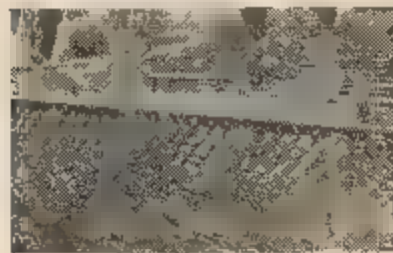
Possibly we can share a sun-dial, and all enjoy stepping stones in the grass, and paved paths, with sweet alyssum planted between the flagging; we can make rockeries, plant hedges (shaping them to queer shapes to suit our fancy), have garden seats and statuary, bird-baths, and all the elements of individualism, but, unless we have the land, the money, and the guiding mind of the landscape gardener—the expert, whose life has been given up to obtaining the knowledge and desired experience, we cannot hope to succeed, and we all become impoverished through lack of the beautiful.



Steps and Garden House.



Terrace Balustrade.



In Moulded Brick.



Brick Garden Walls and Steps.



Steps and Pavement of a Rose Garden.



Statues Guarding Stairway.



Limes to Heighten a Wall.



Clematis Montana.



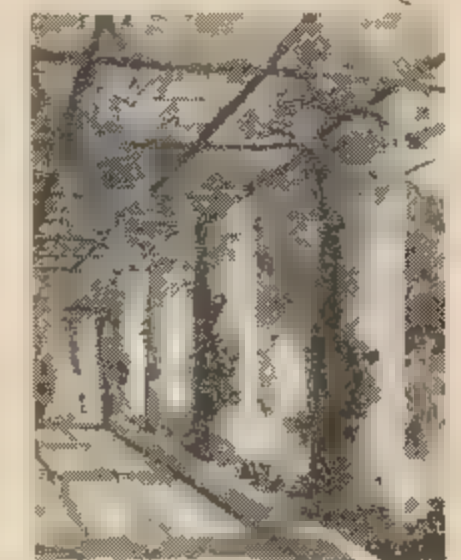
The Grace of the Ornamental Gate.



Garden House for open-air Enjoyment.



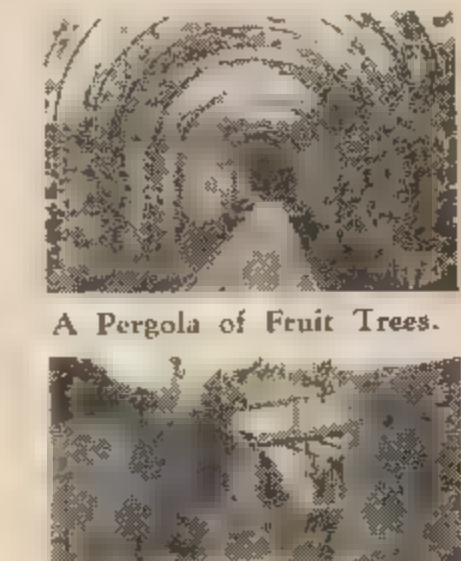
Stone Gateway, Moderately Clothed.



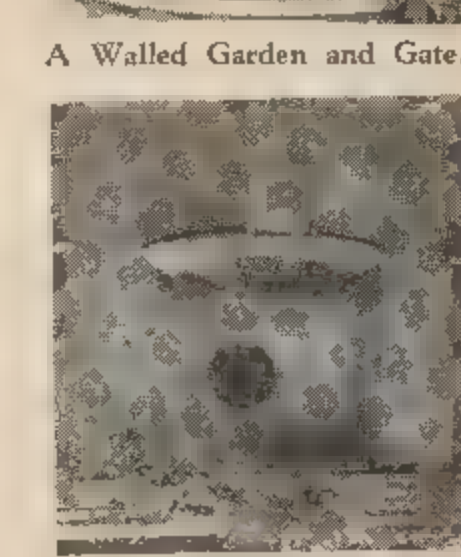
Piers of Rubble Plastered.



An Overgrowth of Ivy on Gate Piers.



A Pergola of Fruit Trees.



A Tiled Fountain with Pergola.

SCULPTURE - *In the Home and for the Nation*

THE REFINEMENTS OF OUR RACE.

The arts have deep roots in history throughout the ages, and by them the refinements or the coarseness of a nation can be judged. They represent or express the instincts of our nature, the aesthetic emotion in the hearts of men. They reveal the innermost springs of beauty and nobleness, and stir us to our highest moods. They interpret the dignity of life, whilst their absence connotes the littleness that degrades our spirit. They depict works of imagination, record historic events or portray outstanding people, all of which is instructional for on-coming generations, inspiring pride in our traditions about which the poet sings or the naturalist discourses. They stir the soul, fire the imagination or transmit feelings, drawing men together in brotherly union, like music, drama, architecture, painting, sculpture, until one feels exalted and proud to belong to a nation high up in the arts that afford opportunity for the expansion of the soul. What is bad in art is condemned by the people. When people no longer have the power to discern what is good from what is bad in art, they become decadent.

Winston Churchill said: "The longer you look back the further you look forward." One has only to go to England, where the quintessence of refinement is to be found, or to travel over the Continent, to see nations rich in past history and high arts, or to go through the Louvre in Paris, to see Masterpieces of all the great artists of the world, or to the Luxemburg Gallery, where sculpture abounds, or, for that matter, any of the Galleries—Rome, Florence, or the buildings



"Night"
F. M. Taubman



Mother and Child
Bertram Mackennel.



Panel Detail
Ernest G. Gillik

in any part of Italy, to realise how inspired the people of former days were, when they could produce such masterpieces—such exquisite works of art. To wander through the Gardens of Vienna and see the Statues of Johann Strauss, Mozart, Haydn, Schubert, in their elysian settings, where parks are never desecrated with dirt, but kept beautifully clean because people think too much of grass to crush it beneath their feet, and too much of aesthetics to offend the eye with litter. It is refreshing to hear the people of Vienna, one and all, tell how much they love their Vienna, to realise how the cultural life of that City—music, song, sculpture, painting, poetry, and other literature have elevated the populace in high ideals, in pride in their heritage, in themselves, and in civic pride on behalf of their City.

Australia is not rich in sculpture. A dozen or so statues in each city would exhaust the count. We mention one in particular. It is the statue to Henry Lawson in the Upper Domain—a man who was neither a great navigator, explorer, statesman or a national hero, a man who never contributed a thought to the well-being of his country, and yet because he had a poetic soul he has become immortalised by having a very worthy statue erected in his memory.

To admire a work of art, to read a great book or listen to beautiful music is within the reach of all who have cultural leanings. It is the little things that seize our imagination, and take possession of our souls.

We should all endeavour to see that the Arts are made



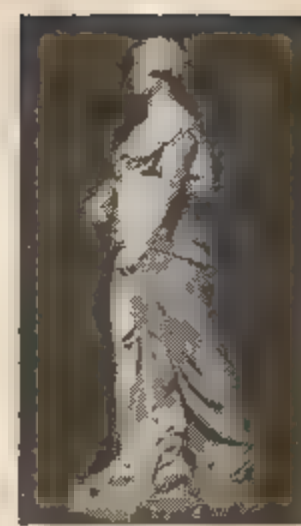
To the Glory of
the Republic.

J. L. R. Villeneuve



The Great Support-
ers of the World:
Work, Patriotism,
Justice.

J. E. Bartholdi.



"Railroads"
Statue, Montreal.

Augustus Lukeman.

available for the appreciation of one and all, not merely in the Galleries, but in the homes. This means the picture on the wall, the tapestry, the exquisite carpet, the art-of-flower-arrangement in a well-selected vase, the piece of sculpture that simply and beautifully expresses an inspired thought, or records a person, an epic or even an ordinary event. They should be capable of directing the eye and thoughts along lines to perfection. John Ruskin once said: "Great art is delicate; all coarse art is a sign of low art" (though coarseness is related to the distance from the eye) "Great art is to create and not to imitate; to convey the greatest number of the greatest ideas."

Bad art leaves on the mind a predominant feeling of dissatisfaction. It destroys our peace of mind

We include hereunder a contribution by Mary E. Soady, the Australian Sculptress who won the George Taylor prize of twenty-five guineas awarded by The Arts Club a few years ago for the best work of art of the year.

SCULPTURE—TO EXPRESS BEAUTIFUL FORMS AND IDEALS.

By MARY E. SOADY.

He who has not learnt to love sculpture and to read the symbols, scenes and history they represent, misses infinite beauty and truth. If he studies the history of this great art he will learn that the noblest thoughts and aspirations of a people will be found amongst those civilisations where sculpture has flourished most.

Man has always adorned his abode with some form of sculpture; birds and animals adorn their burrows and nests also by collecting objects that attract them and place them in their burrows, in the same way that man collects artistic works to adorn his home and to satisfy that instinctive love of beauty that is in all creation.

The same instinct which leads children to shape sand or clay into forms imitative of natural objects, led primitive man to fashion his first crude works of sculpture. From the stone age man has made and decorated implements necessary to maintain his existence, and to represent the scenes in his environment, through the medium available to him. In making and decorating these objects, he gratifies a need or desire; and through the qualities which these objects possess, he reveals to anyone who can interpret them, not only his own personality, but also the Spirit of the Age in which he lives.

The character and morale of any age can be gauged by its Sculpture. As a mode of knowledge it has no language barriers, and is a means to understand the peoples of the world throughout history.

All nations consciously or unconsciously express their culture, their craftsmanship and their personalities in the sculpture that they use in their homes, their palaces and their places of worship. But it is not until some deeper spirit enters into it, that it becomes a fine art. All great art is infused with this wonderful something, which we feel when we are deeply stirred by it. It is a quality too difficult to express in words. It is found in the sculpture of the Ancient Greeks, through which medium they expressed their reference for their religion, their spirit of nationality, and inspired lofty ideals of beauty, truth and goodness, which were inseparable. In simple and harmonious lines, they created sculptures (about the fifth century B.C.), the perfection of which has never been surpassed.

The public buildings and temples of Ancient Greece were decorated through the medium of sculpture and were ornamented in such a way that beauty of form and line were thrown into prominence by adornment, but were never sacrificed to it. Their chief aims were Order and Beauty, Harmony and Proportion, Balance, Rhythm and Emphasis. Their sculptural forms suited their purpose, but did not interfere with their use, and through this grand medium their domestic and national scenes were recorded artistically "in relief" and "in the round."

They were the first people to show the world what real freedom and real civilization were. To them we owe the love of science, the love of art, the love of freedom, and because of the scope of culture, no race has since surpassed them in intellectual ability, nor has any race surpassed them in perfection of physical development. The Ancient Greeks could throw themselves heart and soul into sport without making art and literature pay the penalty.

We, in Australia, have an equal opportunity of attaining a high state of civilization, of culture, or physical and mental perfection. We have the same clear blue sky, open spaces, with fine beaches and oceans and seas all around our Island Continent. We have fine athletes, and all types of talent, including artists and sculptors; with abundance of resources and material, such as marble and granite, wood, etc., to use.

Sculpture, in addition to its utilitarian, decorative, historical or aesthetic value, has a spiritual value also. It supplies a need which grows with the years, a need never more apparent in the world than it is at the present time. For creative, artistic activity is one of the most profound necessities of life—whether it be representing beautiful forms and ideals in sculpture or through any other art or medium, expressing high ideals in one's life, or arranging beautiful things in an artistic manner in one's home. When beauty is expressed in one's surroundings it becomes a part of one's life and personality. This beauty is not determined by cost, but by its quality and its aesthetic appeal to us. An old proverb states: "Though a man without money is poor, a man with nothing but money is poorer." The riches that are real, and free for each of us, are within ourselves. Man should still be free to choose his own home (just as animals and birds are free to do it) and to choose his own furniture and decorations. He should be free to choose and attain a high standard of home and national life, to cultivate high ideals and to express them through his own natural medium, or in his individual way. And, above all, to develop character—for character is the one thing we make in the world and take with us into the next



FOUR CONTRASTING HOME TYPES.

Built for four contrasting types of humanity; No. 1 shows a little dwelling suitable for the worker and his wife. It is built to dado height of timber, nailed vertically, the upper portion of composition sheets. The little porch is barely enough to protect the entrance, but the whole is neat and efficient looking. The absence of fences gives a spaciousness of appearance probably in contradiction to the actual size of the block. The tree at the rear adds considerably to the attractiveness of the home. No. 2 is a family home of some pretensions and probably contains nine, or more, rooms. The design is more traditional and elaborate than is usual in modern domestic work, but it has dignity, harmony and logical arrangement to recommend it. The big square porch on the left suggests a pleasant place for rest or entertainment in all weathers, while the flat roof, with access from upstairs, might be useful for sun-baking. When the garden is grown, and there are more trees about, this home should be imposing and beautiful. No. 3 is less restful in character, but the nature of its surroundings makes it appear bleak and isolated. The corn crop in the foreground would suggest a rural setting, but the architecture contradicts it. The outside staircase rather points to its being designed for two families which seems illogical with so much vacant land in sight. The upstairs back portion is in weatherboards which does not add to the harmony of the design, and the screens to the open balcony make it appear as if a built-in one might have been more satisfactory. No. 4 is a pleasant change from No. 3. It is a stone building with a shingle roof and has the appearance of having been designed by somebody who knew what was required and the best English manner of doing it for comfort, appearance and hospitality, without being ostentatious.



Eros.
P. Bryant-Baker.



Childhood.
Charles Pebworth.



The Fallen Idol.
C. Web-Gilbert.

THE HOME OF THE FUTURE

PUBLISHED IN "CONSTRUCTION."

By A. de V. HUNT.

ELIMINATING THE FLY PEST.

In your post-war home where you have arranged to close doors and windows, and admit clean fresh air only through dust-proof ventilators; where there will be no chimneys to admit flies because of your gas (or electric) cooker and fires, there should be very little chance of your home being overrun by the fly pest. So small, in fact, that you are unlikely to cover your windows and doors with disfiguring flyproof screens that are expensive to install and maintain. That £25 or £30 can be expended with greater productivity and advantage.

But the risk, even though slight, nevertheless remains, because occasionally doors and windows will be opened, and some flies will infiltrate and eventually find their way to where food is prepared.

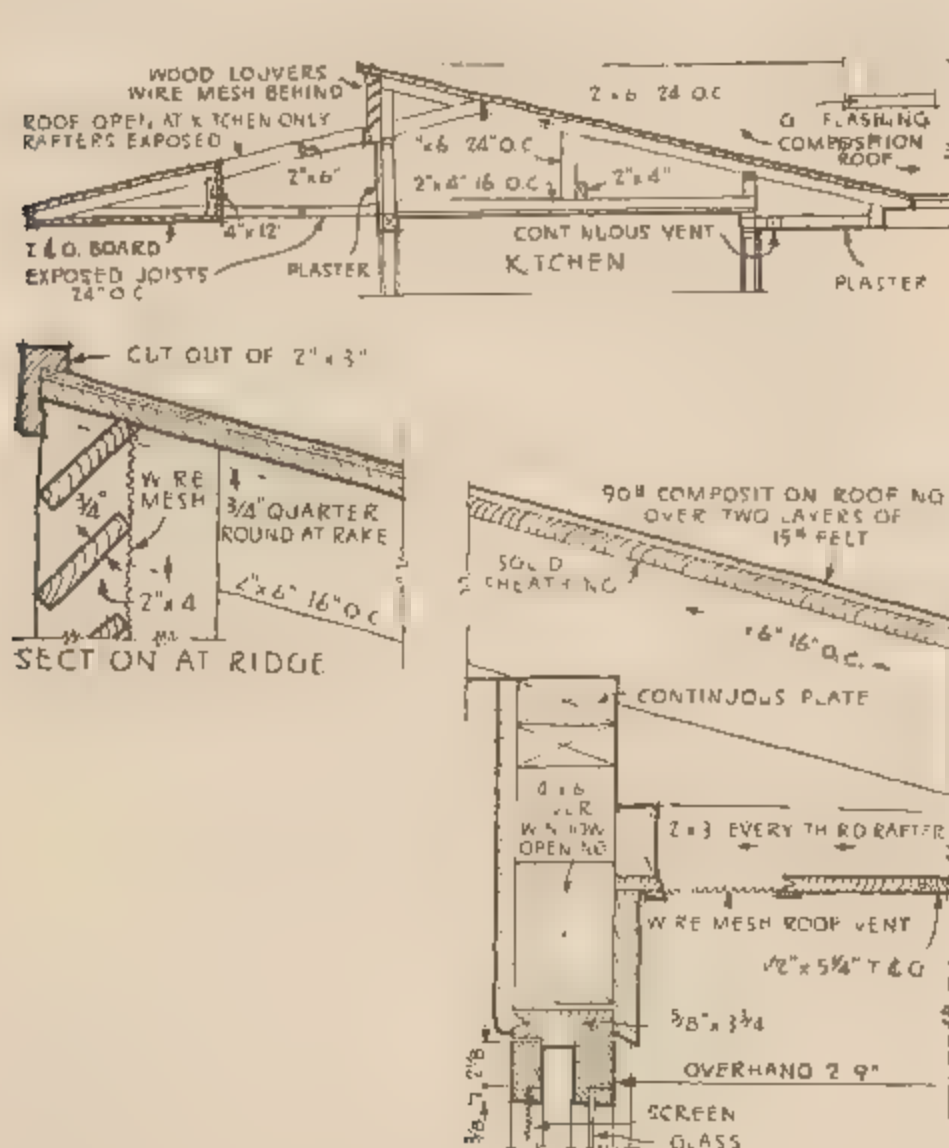
From here they can quickly be evacuated; and for the time being we can forget them and deal with another pressing problem.

In your home I expect that you will include a streamlined kitchen containing a modern cooking unit, so obviously you intend to follow the routine of preparing meals.

If you make an observation of any kitchen you will see stains of varying depth tones above the stove, the window lintel, the wall ventilators and ceiling.

These stains are caused by rising vapours which come from the cooking pots and endeavour to find their way out to the cooler atmosphere.

These vapours are charged with fine particles of fat and do not move so freely as super-heated air, and they fail, to some extent, to find their way out, strike the plaster of the wall frieze condense there, and form the stains which you can see, and which give the house painter so much trouble when re-decorating.



CEILING AND ROOF VENTILATION.

The illustration shows how the roof over the kitchen is ventilated. Below the ridge on one side are a series of wood Louvers with wire screening behind. These would serve as outlets while the inlets are shown in the soffit of the overhang, these also are screened with wire mesh. This arrangement would probably guarantee that all fumes and smells of cooking would be quickly wafted away, without undue draught in the kitchen itself. The rafters in the kitchen are exposed and the roofing is of composition over two layers of felt. Note the ridge cut from 3" x 2".

("Architectural Record.")

Another fault so common to the present day kitchen is the super-heated atmosphere filled with the smell of cooking.

A moist heated atmosphere is pleasant in the cool seasons, but not so pleasant in the heat of summer.

The smell of cooking, fresh from the pots is welcomed by those with sharp appetites at the end of the day, but it usually dulls the housewife's appreciation of food; and 12 or 14 hours later it becomes "flat," and has a "hang-over" flavour.

If you later on read my remarks upon "natural" ventilation you could challenge: "Well, Mr. Expert, how about it?" and I would then have to admit that the challenge is justifiable; but would plead that natural ventilation is never adequate for the ventilation of service rooms (particularly kitchens) and have been awaiting an opportunity to offer a remedy that has proved effective in hotel and institution kitchens, and will be just as practical in yours; and inexpensive

In the foregoing summary it has been found that there are four faults to correct:

(a) To dispose of cooking vapours quickly so that they will not make the plaster wall frieze greasy and cause unsightly, hard-to-correct stains (wall tiles do not help much because the stains occur well above the point where wall tiles finish, i.e., 5ft. or 6ft. from the floor).

(b) To quickly remove all super-heated air and keep down temperatures (and this is highly important for the low-priced home where dining and cooking units may be combined) and so that the kitchen is comfortable in summer, during and after the preparation of a meal.

(c) To remove the smell of cooking so that no stale odours remain to give offence; and

(d) To deal with the arch enemy, the fly.

The simple cure for these handicaps is to install a small exhaust fan, about 6in. to 10in. diameter.

If exhausting from the kitchen only, the fan can be fitted in an external wall just below the ceiling cornice; and if the perimeter and duct are tiled, this area can be readily wiped clean of any slight stain that may occur there. The cost if included in your original specifications would not exceed £15; (remember the £25 saving on fly screens and doors).

Used intermittently, the running cost should not exceed 9d. (nine pence) a week.

This fan will exhaust all vapours, odours and hot air; and house flies, which habitually gyrate to the ceiling, particularly on their first explorational flight, are quickly caught up in the current from the fan and speedily evacuated to the outside of the house where they belong, if they belong anywhere at all.

If, in their adventurous journey through the quickly moving vanes of the electric fan, they become casualties, who should worry?

I have never yet seen flies in a kitchen where an exhaust fan operated; there is little need for me to re-affirm that it also removes vapours, hot air, odours, because that is its normal function

In your effort to economise on expenditure, or to reduce the labour-service for meals, and for convenience, you may decide to have a kitchen-dining-combination and so a full appreciation of what the exhaust fan can do for you will help you to dispose of most of the objections to the dining-kitchen-combination arrangement

A LOW-COST, EASILY-KEPT TOILET.

Quite naturally you will want to plan your post-war home as economically as possible; which means that you will want all the advantages that the architectural and building crafts can give you at the most reasonable cost.

When planning for economy we naturally delete what we know to be "waste space"; and closely examine every corridor, hall, bathroom, laundry, toilet, arrange them so as to give the greatest possible convenience, but eliminate any portion that can be done without.

So that you can fully appreciate this attempt to save you expense, I will elaborate this point.

Every part of the floor space represents a value ranging from 15/- to £2/10/0 for every square foot. Bedrooms are relatively low in cost, but service rooms (bathrooms, toilets, laundries, kitchens), are expensive, particularly when wall and floor tiles are used in addition to expensive sanitary fittings (bath and basins, etc.).

You cannot do very much about the saving of space in bedrooms; there is a very definite minimum determined by the furnishings, and space is required to facilitate cleaning as well as for the occupant's convenience. But by careful thought and arrangement you can reduce the space in service rooms.

The toilet is one unit that can be reduced with safety.

Make a comparison with the toilet attached to a modern railway carriage that has a door 18 ins. wide, and beside the pedestal pan also contains a fold-up wall basin.

I do not suggest that you cramp the size of the toilet to this extent; you will need to remember that feeble people as well as the very young may have to be assisted there. So the door should be at least 2 ft. wide and the internal space made adequate.

But if you can arrange the door to open back on the end wall (and not back to the pedestal pan) you will be able to reduce the space by at least one-third.

The original intention of hanging the door so as to obscure the pan was to give privacy, as well as to keep the pan out of view should the door not be closed.

But a well ventilated and lighted toilet unit within the house need never have the door open except for entry and exit, and mid-Victorian modesty need never be offended.

So if you can delete one-third of the space of the toilet (including wall tiles, floor tiles) your saving should be about £20. And provided that you include mechanical exhaust ventilation (similar to that suggested for the kitchen) no building authority can object to the reduced space, nor the position of the toilet within the house, even if it is not situated on an "outside" wall.

If you choose to make the toilet an annex within the bathroom, or in the same relation to the laundry, this will fit in nicely with my following suggestion.

In addition to my advice on kitchen ventilation I am now going to suggest that you also hook up the ventilating plant to your bathroom and laundry, for many a good bathroom ceiling has been ruined by the condensation of steam from the bath and shower; and the walls and ceilings of a laundry are generally stained by a similar action caused by voluminous steam from the copper, to say nothing of the odorous vapours that permeate the house from the laundry should a connecting door be left open and that could be diverted by fan-action in the other direction.

The toilet obviously needs mechanical ventilation (natural ventilation is never sufficient) and to make it fully effective, the ventilating will be assisted if a small air vent hole (with a chrome plated face, or whatever you desire) is arranged so that air is freely admitted through the closed door.

If the ventilator is a louvre type, arranged in the bottom (about 10 ins. from the floor) of the door and so that the air will be deflected downward and inward, the air change will be thorough and complete and no discomfort will be felt from the movement of the air when the fan is operating. One exhaust fan will attend to the ventilating of the four units: the kitchen, bathroom, toilet and laundry. The connection can be made with ducts, and the fan should be just a little larger to cope with possible leakage. Instead of the air outlet being placed in the wall, and the fan in full view, the position can be altered to the ceiling—a corner position is best but having regard to the layout of the connecting ducts to keep them as short as possible.

The electric fan will also be in the ceiling, out of view like the ventilating ducts. The outlet ventilators in the ceiling will need to be self-closing; and if the opening of any one ventilator sets the fan in motion, and shuts it off when closed, the ventilating will be as good as automatic. To obtain the best results,



LOUVRED ROOF VENTILATION.

(From Architectural Record.)

Apart from the long lines of the louvres ventilating the roof of the building the design of the rear of this house is neat and attractive, and gives promise of an equally attractive interior, with little to block the light above the dado line and its plate glass door, the little sun-trap over the windows with its shrubs in tubs, and no doubt a pleasant view of a sequestered garden would be an alluring feature when the morning's work was accomplished, and the housewife could relax with a book or needlework. Cement footpaths may, to some seem hard and reminiscent of suburbia, but at least they ensure that no mud is brought into the house from outside.

one vent only should be kept open at a time. The installation of a four-way electric switch will give the desired automatically-operated effect if connected and co-ordinated with the opening and closing of the ceiling ventilators.

This ceiling ventilating system has some distinct advantages: As the ventilators are closed except when the fan is in motion, flies can never penetrate. It is perfectly dust proof; and it also contributes to the ventilation of the roof in this manner.

The air just exhausted from the rooms displaces the air within the roof enclosure. In the heat of summer the exhausted air is cooler than the superheated roof atmosphere and the consequent coolness is an advantage. In the extreme cold of winter, the air from the rooms is warmer than the roof air and the change caused in the temperature is to the advantage of the occupants of the room below, even though a mild advantage, and if you follow my suggestion you will sark your roof with building paper, any vapour contained in the exhausted air will do no harm to the roof or ceiling materials; it will have the effect of re-conditioning and curing the roof timbers and increasing their useful life.

To pay full attention to the bathroom ventilation, an air vent, similar to that suggested for the toilet, should be fixed in the bathroom door, and it would be wise for you to consider the advisability of making both doors (bath and toilet) self-closing—spring-operated.

It is most unlikely that you will need to use a door ventilator for the laundry; but if you contemplate using this unit with the door kept closed, by all means do so, and include the door vent.

But it is not desirable to do this with the kitchen arrangement, for the air should be drawn from the lounge and living rooms to ventilate them and also remove any odd fly that might have found its way there.

To sum up your expenses for this rearrangement: The expense of the exhaust fan having been accounted for by previous savings, you now are committed to the cost of about 15 to 20 ft. of ducts: £4; 4 ceiling vents co-ordinated with four-way switching: £8; 3 door vents: £3; debited against the £20 saving on the toilet so you are still in credit, as you have been on the previous improvements that I am suggesting in these columns.

NEW WAYS OF DOING THE OLD THINGS

TECHNICAL ACHIEVEMENT OUTDISTANCES WISHFUL THINKING.

(Illustrations from Architectural Record.)



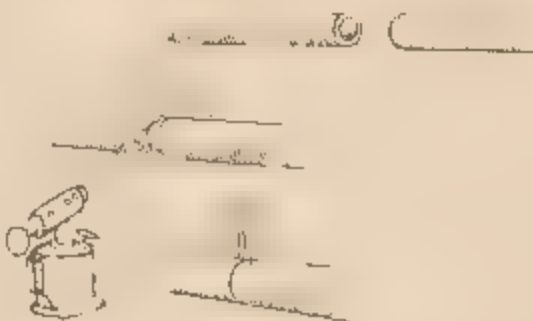
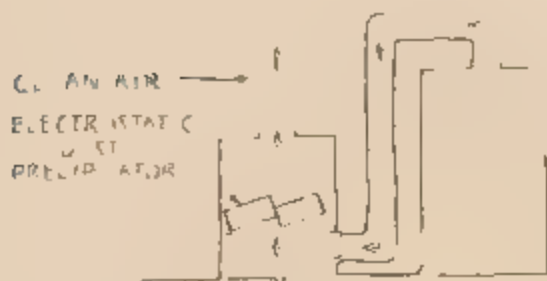
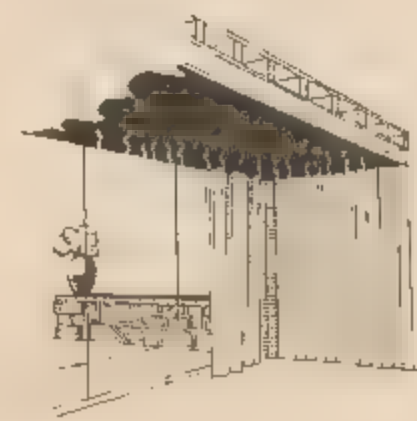
Left.—The development and perfection of the helicopter machine may make domestic flying as possible as car driving, and, in the near future a "home-drome" may be as necessary in the home grounds as is a garage.

Right.—Sun basking in the open may give place to the more private basking in the infra-red rays of radiant heat before, or after the day's work.



Left.—Indeed, with coal becoming too valuable to use in domestic fires, the development of fluorescent lights and radiant heating will result in rooms being heated throughout; floors, walls and ceilings giving forth radiant heat from their panels using either hot water or warm air.

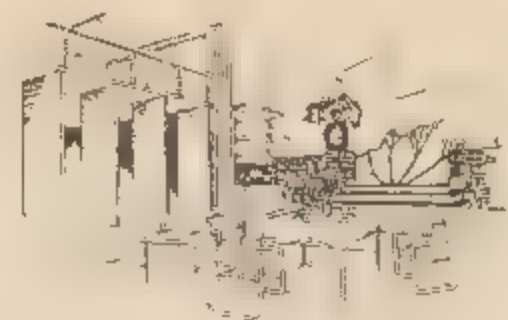
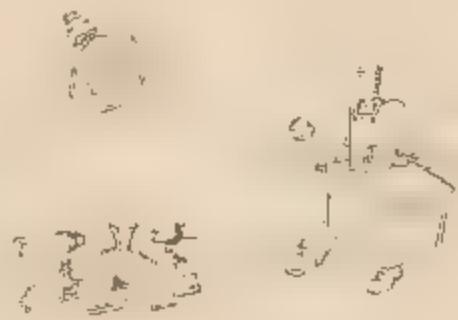
Right.—Heating from above would eliminate the use of dusty fires and grates and would have a great appeal to women having but a limited time for chores.



Left.—The home of the future will have dirt and dust removed from the air by a system of ionisation which will be a boon to the housewife in localities where smoke and industrial dusts impregnate the air. Right.—Plastic coated, strong unbreakable fibre piping can be had in continuous lengths, transparent, translucent and opaque, or it can be easily bent and joined by simple heat welding. "Heatronics" or high frequency moulding and curing methods of plastics open the door to thick plate sections for all purposes.

Left.—Shower roses, taps and even bath tubs will be of plastics and the problem of corrosion will be solved with the use of one of the new alloy metals.

Right.—A greater integration of outdoors and indoors, with the plan re-arranged at will, may be obtained with glass and its improved characteristics. It will resist temperature, so that plumbers' piping of glass may be used in the post-war home. Laminated cement-asbestos and insulation boards may resist weather, heat and sound and provide curtain walls for the post and lintel system of building.



Left.—Plumbing will be very much simplified by the use of plastic service pipe which may be joined by heat from a painters' lamp or simple couplings; more development can be expected in the kitchens. In the illustration the range, cupboards, sink, and refrigerator are en suite. The range has glass doors through which the cook can watch her cake and one would not have to open the refrigerator door to examine its contents. The sink will be of stainless metal, the walls and cupboards probably of laminated sheets finished with resin paints and attractive plastic fittings.

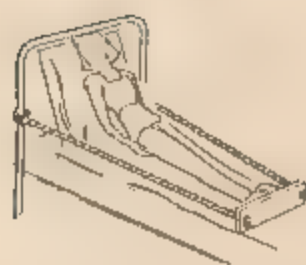
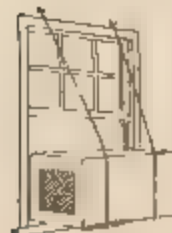
EMERGENCY DEVICES FOR COUNTRY LIFE

Remote from centres of population in which electric heating, lighting and other services abound, the country housewife has much with which to contend. Ants, flies, mosquitoes are constant companions, and snakes are unwelcome visitors. Accidents seem to happen frequently when one is far from medical aid or hospital attention. Consequently the word "resourcefulness" has developed until it has become her hand-maiden and her most outstanding Australian characteristic.

On this page we show a few suggestions made by Sister Parry in her book entitled "Emergency Hints for Home Nursing."

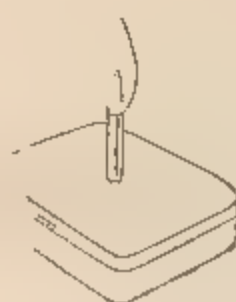
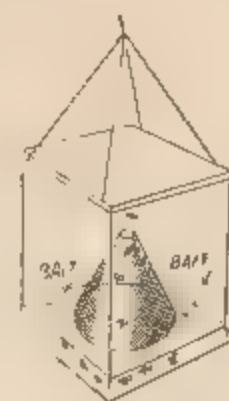
Sister Parry devoted her life to unselfish pursuits, one of which was helping to establish St. John's Ambulance Organisations in different country centres. It was whilst on her many tours that she was able to see the difficulties that beset country homes, and the solutions of these problems gave her inventive brain scope.

The designs selected from her book of 71 pages and 110 illustrations are intended to show how emergency devices can be provided with whatever material may be to hand. These are applicable not only to outback, but many could use them to advantage in the suburbs, or even in the city.



Above:

1. Window sleeper for baby. A box lined and padded and fitted with ventilation holes secured to the window ledge with strands of galvanised hoop iron, makes a sleep-out for baby.
2. A colander is useful for sterilising.
3. A window refrigerator consists of a pierced box fitted to the open window on the shady side of the house on the slant to throw off the rain, with ends perforated and fitted with gauze to provide a circulation of air.
4. A simplified screen made from hanging a blanket between the bedposts will screen a patient from draught or strong light.
5. A child's swing used as a bed foot-rest.

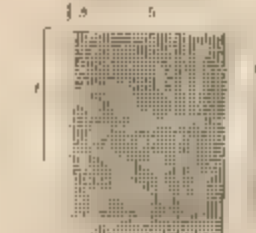
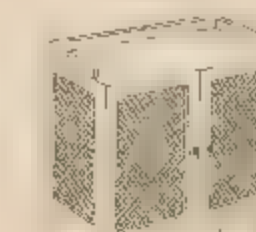
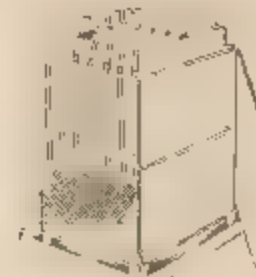
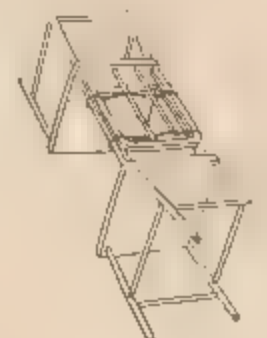


At Left:

1. Flies should be attracted at their breeding places, viz., garbage tins, rubbish heaps, etc. They can be kept out of a room by burning green grass.
2. A simple blow-fly trap can be made by a biscuit tin with a hole in the bottom to which a cone of fly-wire with a hole in the apex is inserted. The flies go up the cone after the bait and cannot get out.
3. A pillow slip makes a useful laundry bag.
4. An improvised spirit lamp is made from a tin cigarette box with a tube and wick inserted in a hole. It should be placed on an asbestos sheet.

At Right:

- 1 and 2. Stretchers. Two overcoats buttoned over two poles or two chairs with backs lashed together and covered with bedding or blankets will form an improvised stretcher to convey a patient up or down stairs or out on to a verandah.
3. To improvise a nightlight bore a hole in the middle of the top of a glass jam jar. Insert tape running down to paraffin oil.
4. By piling salt round a candle it will last much longer.
5. A simple deodorant is obtained by burning a twisted piece of brown paper. It will remove offensive smells from a room. So, also, will burnt grass.



Above:

1. An easily made drip safe or ice chest. Cut down a kerosene tin, half fill with water and place on top of a wired in safe with strips of hessian or blankets hanging from the water down over the sides of the safe. The water will keep the strips moist by capillary attraction and will keep the contents of the safe icy cool.
2. Baby's bed made by lashing together the legs of two chairs. Cover the seats with pillows.
3. Baby's cradle made from a barrel.
4. To keep ants from food. Stand legs of safe in tins of water. A mixture of borax and sugar or honey laid along their trail will also help.
5. Screen to air-condition a room. Take a blanket or rug wide enough to cover the doors, windows and fireplace and affix with press buttons or studs.

HELPFUL HINTS

PUBLISHED IN "CONSTRUCTION"

By A. de V. HUNT.

IS YOUR POST-WAR HOME AIR-CONDITIONED?

If your plan is to build in some exclusive suburb and spend several thousands of pounds, your answer may be "Yes"! But if your dream cottage is to be built in some unspoilt outer suburb and the cost limited to about £1,500 your answer, after due deliberation, will be a very definite "NO"!

And Why?

Just because the cost of air-conditioning in this humid coastal belt will exceed 50% of the cost of the structure. In very conservative figures a house costing £1,000 will be stepped up by an additional £650 for full air-conditioning, or a total of £1650, plus ground value and any improvements thereto.

Full air-conditioning means the lowering of summer temperatures and the raising of winter temperatures to a maintained interior thermometer reading of about 74 deg. Fah.

And besides a labyrinth of pipes and ducts, both heating and freezing coils as well as mechanical electrical equipment pile up costs for even the smallest units.

Our country cousins who live in very dry atmospheres are able to reduce the summer temperature by the simple expedient of mechanically washing the air with a vaporous spray, which also removes dust particles, and makes room interiors comfortably pleasant, and the cost is not high.

This is only possible because the very dry atmosphere can absorb a high percentage of moisture without causing personal discomfort.

But in the coastal belt our humidity is already so high that this attempt to cool our summer breezes would make our room atmospheres intolerable.

The point I wish to make is that we have no cheap alternative and must face the costs of full air-conditioning, which places it well out of reach of most of us.

One day, perhaps, an engineer will evolve a simple plant at low cost that will be within the reach of all of us, and this will, I am sure, include food refrigeration, and hot-water to the necessary services. But that day is not yet; and this is a great pity, because a fully air-conditioned house provides dust-free, hygienic living for the occupants and a minimum of house work.

Try to visualise what such a house means: Only pure, clean air is admitted, dust being excluded. A maintained mild temperature affords comfort with a minimum of clothing. Bed clothing other than personal garments would be unnecessary.

And having achieved the exclusion of all dust, I imagine that the designer of such a home would do something about the interior decoration, and eliminate all porous furnishing materials in cushions, coverings, curtains that hold dust, and carpets, kapok mattresses and pillows that manufacture and shed fluff and dust.

Without any further emphasis you will be able to appreciate (and long for) the dust-free house in which general cleaning and the laundry pile would be reduced to a minimum.

I have not drawn this picture of the perfect home just to tantalise you, but to set it as a goal to which to aspire, because the labour-saving features of an air-conditioned home can be incorporated in your dream home of the future if you know how to plan for them.

Even the most optimistic view of the war's end suggests the possibility of many months before you will be able to incorporate these suggestions, that my future articles will contain, into your future home; so I suggest that you keep these cuttings in a scrap book for use at the time when you will need them.

DUST-FREE VENTILATION.

As the name implies, "air-conditioning" is the maintaining of comfortable interior temperatures in spite of exterior cold or heat. But in my opinion its greatest advantage is the exclusion of dust and the consequent reduction of house-cleaning. I intend to deal with the reduction of dust and house work first, and deal fully with the important matter of temperatures later on.

So if we set out to close out all external dust, ventilate the interior scientifically, and prevent, as far as possible, the entry of dust and mud by people who use the house, we will imitate very closely some of the important advantages of air-conditioning.

Brick houses with plastered walls, and one-piece set-ceilings (no points), give us every advantage to make a good start toward our dust-free objective.

Do not be persuaded to adopt ceilings with open recessed joints, no matter how attractive they may appear; for very soon your roof will be filled with dust and some day it may even be a half-inch thick on the ceiling. Any open joint in the ceiling will, of course, invite the dust to settle in the room below.

Atmospheric dust can be excluded by dust-proof wall ventilators, which I will briefly describe.

These ventilators must be easily detachable for cleaning two or three times yearly. The dust is caught and imprisoned within the ventilator box. The detachable fronts are chromium plated or of neutral or coloured plastic material.

The inlet ventilators may be fixed at about the skirting level or at about 6 ft. from the floor, where they can be, by careful foresight, covered by a wall picture, mirror, or whatever the interior decorator wishes.

The exhaust ventilators, usually a few inches below the ceiling, are the one-way type that prevent back-draught and dust entering the room.



HOUSE PLANNING PROGRESS.

The sunshade trellis takes the form of a cantilever pergola, and needs no supporting columns other than what will guide creepers up to it. It is an original idea with very delightful possibilities, for unlike a more solid overhang of the roof when the sun is on that side of the house in the summer, its leafy covering affords just the right amount of pleasant shade, and in the winter when one desires as much of the sun as is possible, the creeper may have lost its leaves and in the meantime the timbers and the creepers make a pleasant shadow in certain lights. This kind of pergola will enable the building to be softened with creeping foliage, without its contacting or disintegrating the walls and cluttering up the roof guttering. In the picture may be seen something new in garden chairs, which could be easily moved from one position to another. The upholstery probably is just hung in place, and can be taken inside when vacated.

Having an assurance of sufficient and constant air change it is reasonable and necessary to do what the occupants of an air-conditioned house must do: close all windows and doors, and shut out all draught and dust.

It may possibly take you a while to get used to this idea, but it is necessary for you to realise its importance if you will enjoy the benefits of scientific ventilation. Scientifically prepared window glass for baby's sun bath and perhaps your sun room will help to overcome your objection.

All well-fitting windows should shut out draught and dust effectively, but external doors usually admit draught and dust at the bottom edge, and must be fitted with draught excluders, which for your convenience should operate automatically as the door is opened and closed. Those that are fitted with a sheet-rubber edge that snuggles down perfectly on the door threshold are the best.

When you are about to build and these gadgets are again on the market you may perhaps require more detailed advice to help you to select the best types for inclusion in your specifications.

Prevention of the entry of mud and dust "per boot" can best be arranged if your concrete or other impervious paths continue from the street footpath to your entrance door.

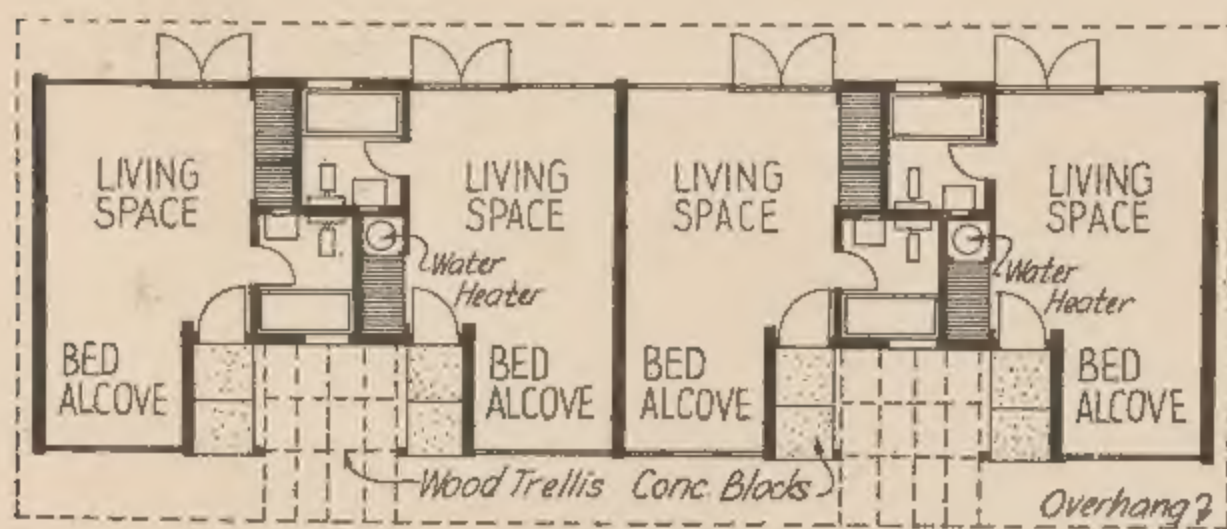
The laying of your paving should be carefully carried out with plenty of side-fall or cross-fall (about one inch in every 3 ft.) so that the path is shower-proof and no puddles form.

Paving at the back of the house is also most important if only because of the strong affection which soil has for gardener's boots; this affection remaining constant until the wearer reaches a freshly cleaned or polished floor.

But good paving alone won't fill the bill. You will also need to take the double precaution of providing two mats at each entrance: No. 1 being a woven wire mat that does all the rough work and lasts forever; it also saves wear and tear on No. 2 and, so that it will not trip the unwary, should be set flush with the paving by being placed in a well sinking of its size and depth and should be removable for periodic cleaning.

No. 2 will, of course, be a fibre mat, with a deep pile, and I leave it to your discretion about a well-sinking; but fibre mats should always be in a dry position, such as within a porch which is always a pleasing and protective arrangement for any entrance door—front, side, or back.

The above suggestions will have shown you how dust can be reasonably controlled; my next feature will describe the approved fittings, fixings and methods of construction which will reduce the dust menace to a negligible quantity, and also show how to prevent the repetition of minor faults of construction that all add up to a major problem when measured in terms of house-work.



TYPICAL GUEST UNIT

FOR THE WEEK-END.

Here is an idea for the harassed person after a strenuous five days' work in the city to escape to a little week-end in the country or seaside, and enjoy a breathing space in a pure atmosphere and still be comparatively free of housework. The little semi-detached cabins consist of only one room, which, however, need not suggest any degree of sordidness such as some might attach to so small a dwelling place, for the living and sleeping space amounts to something over 200 cubic feet and has separate bathroom with waterheater and conveniences. The rooms have excellent lighting, and as would be necessary special ventilation, as may be seen by the section shown elsewhere with its louvres above the roof overhang. Note the wood block floor laid direct upon the structural concrete in coal tar mastic.—Architectural Record.

MAKES THE BROOM OLD-FASHIONED.

The house that has been designed to shut out dust is easily kept clean. But in spite of all our care in planning and your most careful observance and management, the arch enemy "dust" will still infiltrate; although in very, very small quantities.

Dust that settles upon smooth floors is fairly easily disposed of, but when deposited on the top edges of picture rails, skirting boards, door moulds and the tops of wardrobes and loose cupboard boards, it makes house work difficult.

But what is most provoking, against all rules of hygiene and the cause of much labour, is a rough surface to which dust clings and from which it is difficult to dislodge, whether vertical or horizontal.

Examples of such faults are many but a few will do: Texture wall plaster; embossed wall paper; badly dressed un-sanded papered wood work; roughly painted surfaces; and soft furnishings of loose porous materials are the greatest offenders. But if you guard against the former and include a reliable vacuum cleaner in your cleaning tools, you can then indulge your whims in the matter of soft furnishings; but even this last item is worth some serious thought, if the efficient reduction of house-cleaning is your objective.

Avoid as far as possible picture rails, china rails, and all other fixtures that project beyond the wall and form a ledge (if only one inch wide). Approve, only, of sloping, rounded sanitary moulds that offer only the narrowest seatings for dust, when choosing your picture rails and skirtings, if you must have these old-fashioned appointments to clutter up your walls. They should be of the same toning as the wall finish so as to be less disturbing to the eye.

Refuse architraves around the margins of windows; in a brick cavity wall the windows can be set with a shallow recess, which permits the wall plaster to be worked up to the frames, all external angles nicely rounded, including the sill, and the join of wood and plaster covered with a small wood bead.

Carry your objection still further. Refuse to have architraves in your hall or internal porch which is the point where dust is most common.

This can be done if you choose door frames (not the old fashioned jamb-linings). The door frame will be kept flush with the plaster face on the room side and small (3 inch wide) architraves will be needed. To allow the door to swing back fully into the room, use extended butt hinges so as to clear the architrave. This arrangement will delete the use of architraves in the hall where rounded plaster angles will give softer and a more pleasant appearance and also reduce your costs. You can go one better, of course, and use a door frame set in the middle of the partition wall so that architraves are unnecessary on either side; but the door will need to be hung on larger extended butt hinges to clear the rounded plaster edge of the wall.

And this brings us to a very important point in construction. Rounded external angles are subject to wear and tear, therefore the plaster must be hard and tough; so that we must avoid the old fashioned lime plaster and use only a hard-wall plaster, which is all to the good, because the slight extra cost is more than offset by the reduced maintenance; (you will already have saved considerably on the architraves that have been deleted), and hard-wall plaster is smooth and sanitary.

And that should be our objective: clean, hard, smooth surfaces everywhere; surfaces that will easily shed, rather than hold, dust. If you agree with my reasoning so far your future home will always present a neat "well-laundered" appearance and it will never be out-moded because you will have observed the principles of hygiene, which will more than ever set the standard for the home of the future.

Picture rails will disappear; instead you will define the proposed positions of the small number of wall decorations, insert a Rawl-Plug or two where desired, into which small unobtrusive hooks will be fitted. Skirting boards will be shallow (about 4 inches), smooth and sanitary; door and window architraves will be no more so that the internal wood surfaces for cleaning and periodic painting will be small in comparison to present room design.

HISTORIC HOUSES TRUST,
"LYNDHURST",
61 DARGAVILLE STREET,
GLEBE, 2037

HELPFUL HINTS (CONTINUED).

SAVING WEAR AND TEAR ON THE DUSTER AND BROOM.

Because of the excellence of our Australian hardwoods, the progress made in seasoning and the practised skill in laying them, uncovered wood floors are likely to revive their popularity in rooms and enclosed verandahs other than kitchen-scelleries. They can be recommended, provided that a smooth, unbroken, wax-filled, easily polished surface is the result of the combination of skilled workmanship. The hard wearing qualities and beauty of the grain make them possible, practical and decorative.

Their natural colours should be preserved (avoid artificial staining).

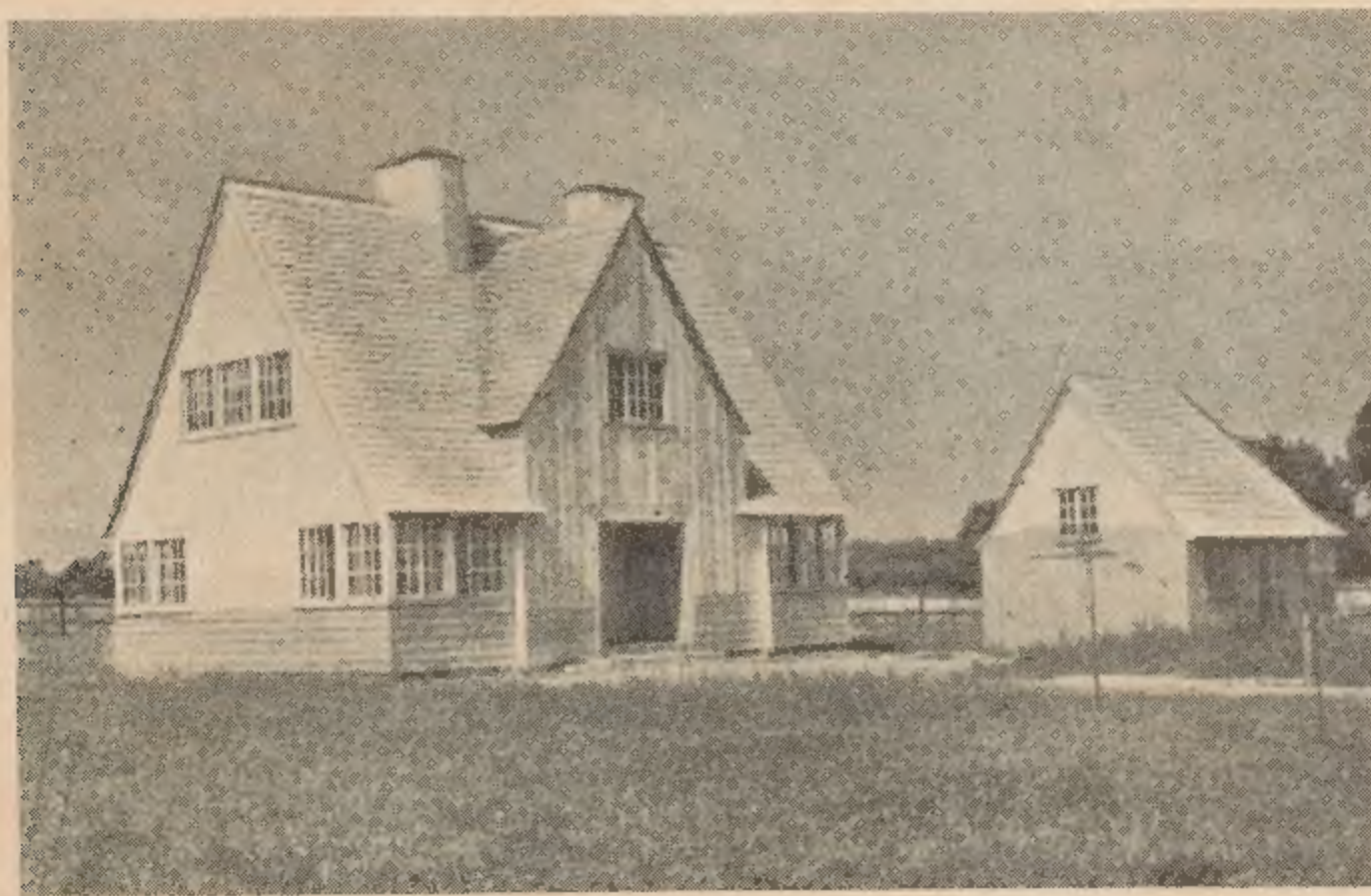
The art of wood bleaching in varying tone-depths opens up a possibility of great beauty of finish as well as economical maintenance, and this applies to all internal wood finishings, including floors, doors, windows, skirting boards, etc.

Aim for the easily-cleaned, glass-smooth hygienic surfaces, and this will apply to wall plaster (avoid texture and sand finishes, as well as embossed wallpapers); the smoothness of wood-work is vitally important (see that the joiner uses a smoothing plane, scraper and sandpaper) and the final work of the painter; whether French polish, wax polish or paintwork, should be hard and smooth. But, as I have implied in my reference to bleached woods and smooth plastered walls, there should be very little work indeed for the painter in the interior of the modern home.

Experts in acoustics will frown upon my demand for hard, smooth walls; but you can rest assured that the smallness of rooms of the average dwelling do not bring us within the range of acoustic science. But should your attention be diverted toward the considerations of acoustic properties, you will be able to make any reasonable correction in your ceilings, which, provided they are unbroken and dust-proof, can be soft and absorbent, which is all to the good, because of the insulation such materials will afford to protect you from reflected high temperatures from the roof enclosure.

The best type of door for your purpose is the flush door in one smooth piece; having no panels and no moulds to catch and hold dust.

As the furnishing of this home is also your problem, why not have your wardrobe built-in, once you have thoughtfully planned its most suitable position. If the front is kept flush with the wall face, there will be no "roof" on which to catch dust.



Ground Floor Plan

WOODEN HOUSE, CHERTSEY, SURREY, ENGLAND.

Sir Edwin Lutyens, Architect.

The photo of this charming timber cottage must have been taken just after completion, for it looks rather forlorn standing in the bare field, but it does not require much imagination to picture it amongst trees. A very steep pitch to the roof gives ceiling room to the upstairs rooms and character to the whole design, the upper part of the walls have their timbers nailed perpendicularly, and the horizontal portion, window ledge high, makes a contrasting base. The entrance also is most satisfactory, completing what might be called an ideal cottage type. The ground plan shows a straight-forward and attractive arrangement. The whole of the rear side of the floor is given up to one large living-room, lacking nothing in the way of light and proportions, there is a roomy hall, a well-arranged kitchen serving the adjacent dining room.

—The Book of The Modern House by P. Abercrombie.

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